

strategic housing investment plan (SHIP)

2017-22

Appendices

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SCOTTISH BORDERS COUNCIL
STRATEGIC HOUSING INVESTMENT PLAN
PROJECT PRIORITY ASSESSMENT TOOL

1 March 2016

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SCOTTISH BORDERS COUNCIL

STRATEGIC HOUSING INVESTMENT PLAN

PROJECT PRIORITY ASSESSMENT TOOL

Scoring Guide for Assessors

STRATEGIC HOUSING INVESTMENT PLAN

Project Priority Weighting Matrix Scoring

Guide for Assessors

1 March 2016

Notes for Assessors:

1. This project priority weighting matrix has been developed as a mechanism to assess the priority of projects and for not assessing capital and revenue viability which are dealt with by other processes and illustrated in the SHIP.
2. The key criteria for assessment are:
 - Deliverability (weighting 40%)
 - Need (weighting 25%)
 - Strategic fit (weighting 30%)
 - Impact (weighting 5%)

Each key criterion carries a possible score of 100.

3. The secondary criteria provide a more “fine grained” assessment and guidance on how assessors are expected to score each project.

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
DELIVERABILITY (Weighting 40%)	100	Award a single score out of 100 based on the following assessments		
Land availability	50	The site is in RSL ownership	50	
		The site be available within 1 year	40	
		The site be available within 2 years	30	
		The site be available within 3 years	20	
		The site be available within 4 years	10	
		The site be available within 5 years	0	
		If no land identified or available reject proposal		Reject Proposal
Project programme delivery	25	The project can be implemented at short notice		
		If yes	25	
		If no	0	
Constraints	25	Are there any known constraints that would delay delivery of project?		
		No constraints	25	
		Constraints can be resolved within 5 years	5 - 20	
		Constraints unlikely to be resolved		Reject Proposal

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
NEED (Weighting 25%)	100	Award a single score out of 100 based on the following assessments		
SBC housing need assessment	50	Is need identified through SBC Housing Needs Assessment by HMA		
		Assess relative need from Guide-line Data as		
		High	40 - 50	
		Medium	30 - 40	
		Low	< 30	
Other validated sources (by settlement)	30	Is need identified through other validated sources (by settlement)		
		Assess relative need from Guide-line Data		
		High	20 - 30	
		Medium	10 - 20	
		Low	< 10	
Equalities – specific client groups	20	Assess individual project		
		High	15 - 20	
		Medium	10 - 15	
		Low	< 10	

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
STRATEGIC FIT (Weighting 30%)	100	Award a single score out of 100 based on the following assessments		
Regeneration		Area regeneration in this context is defined as - area redevelopment / brown-field development / housing estate redevelopment / community building / re-provisioning		
		Is this a regeneration project?	Yes / no	
Rurality		Scottish Borders is rural to differentiate smaller rural communities are defined as having a population of approximately < 250		
		Is this a small rural project?	Yes / no	
LHS Priority		Is this project identified in / links with the Local Housing Strategy?	Yes / no	
Part of existing strategy		Is this project part of an existing agreed (or likely to be agreed) strategy?	Yes / no	
Links with non- housing		Does this project link with other non-housing strategies or projects?	Yes / no	
		Assessors to score on the following basis:		
		• High strategic fit (must be in LHS)	70 - 100	
		• Medium strategic fit (may not be in LHS but fits in with one or more of other criteria and likely to be included in future LHS)	50 - 70	
		• Low strategic fit (not in LHS and unlikely to be included in future LHS or does not meet any of the criteria)	< 50	

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
IMPACT (Weighting 5%)	100	Award a single score out of 100 based on the following assessments		
		Assessors are to consider, in broad terms, the sustainability of the project in relation to the community and those who live in it.		
Social	50	Is the project likely to have a positive social impact?		
		Yes	25 - 50	
		Neutral	25	
		No	< 25	
Economic	25	Is the project likely to have a positive economic impact?		
		Yes	15 - 25	
		Neutral	15	
		No	< 15	
Environmental	25	Is the project likely to have a positive environmental impact?		
		Yes	15 - 25	
		Neutral	15	
		No	< 15	

Guideline Data for Assessors

Guideline Data for Assessors

New HMA	Settlement	Population*	RSL Stock**	Demand***	Need by Settlement (1 = Low)					Mains Gas	SG Rural/Urban Classification****	Health & Social Care Locality
					1	2	3	4	5			
Berwickshire	Allanton	114	3	-	1					No	5	Berwickshire
Berwickshire	Ayton	535	57	-			1			Yes	5	Berwickshire
Berwickshire	Birgham	285	3	4	1					No	5	Berwickshire
Berwickshire	Burnmouth	153	31	22	1					Yes	5	Berwickshire
Berwickshire	Chirnside	1,751	179	20			1			Yes	5	Berwickshire
Berwickshire	Cockburnspath	434	55	19		1				No	6	Berwickshire
Berwickshire	Coldingham	563	33	14		1				-	5	Berwickshire
Berwickshire	Coldstream	1,946	312	10				1		Yes	5	Berwickshire
Berwickshire	Cranshaw	95	3	-	1					No	6	Berwickshire
Berwickshire	Duns	2,893	464	19				1		Yes	5	Berwickshire
Berwickshire	Eyemouth	3,681	627	28				1		Yes	3	Berwickshire
Berwickshire	Foulden	96	1	-	1					No	5	Berwickshire
Berwickshire	Gavinton	189	12	-			1			Yes	6	Berwickshire
Berwickshire	Gordon	564	36	10			1			No	5	Berwickshire
Berwickshire	Grantshouse	228	11	-	1					No	5	Berwickshire
Berwickshire	Greenlaw	653	78	22			1			No	6	Berwickshire
Berwickshire	Hume	109	5	-	1					No	6	Berwickshire
Berwickshire	Hutton	126	2	-	1	1				No	5	Berwickshire
Berwickshire	Leitholm	232	19	15			1			Yes	5	Berwickshire
Berwickshire	Longformacus	192	5	-	1					No	6	Berwickshire
Berwickshire	Paxton	292	11	21	1					No	5	Berwickshire
Berwickshire	Preston	183	8	15	1					No	5	Berwickshire
Berwickshire	Reston	442	35	13		1				No	5	Berwickshire
Berwickshire	St Abbs	147	12	21			1			No	5	Berwickshire
Berwickshire	Swinton	277	25	15			1			Yes	5	Berwickshire
Berwickshire	Westruther	153	5	-			1			No	6	Berwickshire
Berwickshire	Whitsome	98	7	-	1					-	5	Berwickshire

*Source: Census 2011

**Source: RSL annual summary, as of March 2015

***Source: RSL annual summary, as of March 2015. Demand equated by obtaining median number of bids per available property.

****1 = Large urban area. 2 = Other urban areas. 3 = Accessible small towns. 4 = Remote small towns. 5 = Accessible rural. 6 = Remote rural

New HMA	Settlement	Population *	RSL Stock**	Demand***	Need by Settlement (1 = Low)					Mains Gas	SG Rural/ Urban Classification****	Health & Social Care Locality
					1	2	3	4	5			
Central	Ancrum	448	49	17	1					Yes	5	Cheviot
Central	Ashkirk	139	1	-	1					No	5	Eildon
Central	Bonchester Bridge	207	7	-	1					No	5	Teviot & Liddesdale
Central	Bowden	294	14	15		1				No	5	Eildon
Central	Clovenfords	562	19	-			1			Yes	5	Eildon
Central	Darnick	397	2	-			1			Yes	5	Eildon
Central	Denholm	653	41	7			1			No	5	Teviot & Liddesdale
Central	Earlston	1,779	172	12			1			Yes	5	Eildon
Central	Eccles	126	3	-	1					Yes	6	Berwickshire
Central	Ednam	157	5	-			1			Yes	6	Cheviot
Central	Ettrickbridge	167	6	-		1				No	5	Eildon
Central	Galashiels	13,684	2072	8					1	Yes	2	Eildon
Central	Gattonside	461	7	-			1			Yes	5	Eildon
Central	Hawick	14,294	2249	6					1	Yes	2	Teviot & Liddesdale
Central	Heiton	204	24	16		1				Yes	6	Cheviot
Central	Jedburgh	4,030	619	5			1			Yes	3	Cheviot
Central	Kelso	6,951	899	9				1		Yes	4	Cheviot
Central	Lilliesleaf	347	8	11		1				No	5	Cheviot
Central	Maxton	113	2	-	1					Yes	5	Eildon
Central	Melrose	2,010	162	19			1			Yes	5	Eildon
Central	Morebattle	115	22	14			1			No	6	Cheviot
Central	Newstead	297	21	-	1					Yes	5	Eildon
Central	Newtown St Boswells	1182	193	8					1	Yes	5	Eildon
Central	Oxnam	196	4	-	1					No	6	Cheviot
Central	Roberton	105	-	-	1					-	5	Teviot & Liddesdale
Central	Selkirk	5,784	819	8			1			Yes	3	Eildon
Central	Smailholm	119	3	-		1				No	6	Cheviot
Central	South Dean	<100	1	-	1					-	5	Teviot & Liddesdale
Central	Sprouston	99	3	-		1				No	6	Cheviot
Central	Stichill	203	8	-			1			No	6	Cheviot
Central	St Boswells	1,494	140	14			1			Yes	3	Eildon
Central	Tweedbank	1,310	169	1	1					Yes	2	Eildon
Central	Yetholm	546	81	8		1				No	6	Cheviot

*Source: Census 2011

**Source: RSL annual summary, as of March 2015

***Source: RSL annual summary, as of March 2015. Demand equated by obtaining median number of bids per available property.

****1 = Large urban area. 2 = Other urban areas. 3 = Accessible small towns. 4 = Remote small towns. 5 = Accessible rural. 6 = Remote rural

New HMA	Settlement	Population *	RSL Stock**	Demand***	Need by Settlement (1 = Low)					Mains Gas	SG Rural/ Urban Classification ****	Health & Social Care Locality
					1	2	3	4	5			
Northern	Blythe Bridge	145	2	-		1				No	5	Teviot
Northern	Broughton	323	45	10	1					No	6	Teviot
Northern	Cardrona	883	33	43		1				Yes	6	Teviot
Northern	Carlops	156	-	-		1				No	5	Teviot
Northern	Eddleston	415	15	-			1			No	5	Teviot
Northern	Fountainhall	202	10	-		1				No	5	Eildon
Northern	Heriot	173	2	-	1					No	5	Eildon
Northern	Innerleithen	3,031	330	9			1			Yes	5	Teviot
Northern	Lamancha	170	-	-	1					No	5	Teviot
Northern	Lauder	1,699	126	41			1			Yes	5	Eildon
Northern	Manor	<100	1	-	1					-	6	Teviot
Northern	Oxton	351	1	-		1				No	6	Eildon
Northern	Peebles	8,376	799	25					1	Yes	3	Teviot
Northern	Romanno Bridge	103	2	-	1					No	5	Teviot
Northern	Skirling	109	18	7	1					No	6	Teviot
Northern	Stobo	113	-	-	1					-	6	Teviot
Northern	Stow	718	42	8			1			No	5	Eildon
Northern	Traquair	120	1	-	1					-	5	Teviot
Northern	Tweedsmuir	114	-	-	1					-	6	Teviot
Northern	Walkerburn	782	82	5		1				Yes	5	Teviot
Northern	West Linton	1,547	94	11			1			No	5	Teviot

*Source: Census 2011

**Source: RSL annual summary, as of March 2015

***Source: RSL annual summary, as of March 2015. Demand equated by obtaining median number of bids per available property.

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New HMA	Settlement	Population *	RSL Stock**	Demand***	Need by Settlement (1 = Low)					Mains Gas	SG Rural/ Urban Classification ****	Health & Social Care Locality
					1	2	3	4	5			
Southern	Newcastleton	768	89	6			1			No	6	Teviot & Liddesdale
Southern	Newmill	81	1	-	1					No	5	Teviot & Liddesdale
Southern	Yarrowford	139	13	6	1					-	5	Eildon

*Source: Census 2011

**Source: RSL annual summary, as of March 2015

***Source: RSL annual summary, as of March 2015. Demand equated by obtaining median number of bids per available property.

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Housing Needs Assessment - based on 4 New HMAs

Housing Market Area	No. of Affordable Units Required per annum	% Affordable Housing Contribution	% Need by Units Required
Central	52	-	40%
Eastern	29	-	23%
Northern	27	-	21%
Southern	20	-	16%
Scottish Borders	128		100%

Assessors Scoring Sheets

RSL Project Descriptions

Project Descriptors

SBC

Innerleithen Road, Peebles – need site and aerial photos
Springfield, Duns – need site and aerial photos
Proposed extra care housing – Todlaw former playing fields Duns
High School Site, Earlston
Potential extra care housing – former Eyemouth High School site
Former Kelso High School site

EHA

Roxburgh Street, Kelso
Easter Langlee, Galashiels – Phase 3A/3B
Sergeant's Park, Newtown St Boswells Phase One
Coopersknowe, Galashiels
121-123 High Street, Selkirk
Howden Drive, Jedburgh
Springfield Terrace, St. Boswells
Woodside Place, Galashiels
Jedward Terrace, 2 Denholm
Station Yard, Cardrona
High School Site, Earlston
Tweedbridge Court Peebles
Site adjacent to Milestone Garden Centre, Newtown St Boswells
Huddersfield Street, Galashiels
Springwell Brae, Broughton
Potential extra care housing – Langhaugh Galashiels
Nethershot, Kelso (adjacent to New High School site)
Potential extra care housing – Stirches Hawick
Renwick Gardens, Morebattle
Wallacenick, Kelso
The Royal Hotel, Stow
Hendersyde, Kelso

SBHA

Stonefield Estate Blocks Modelling, Hawick
Rose Court Galashiels
Heriot Field, Oxton
Glensax Road, Peebles
Tweed Court, Kelso
Hartrigge Crescent, Jedburgh
Hartrigge Road, Jedburgh
Queensway, Earlston
Tarth Crescent, Blyth Bridge
Traquair Road, Innerleithen

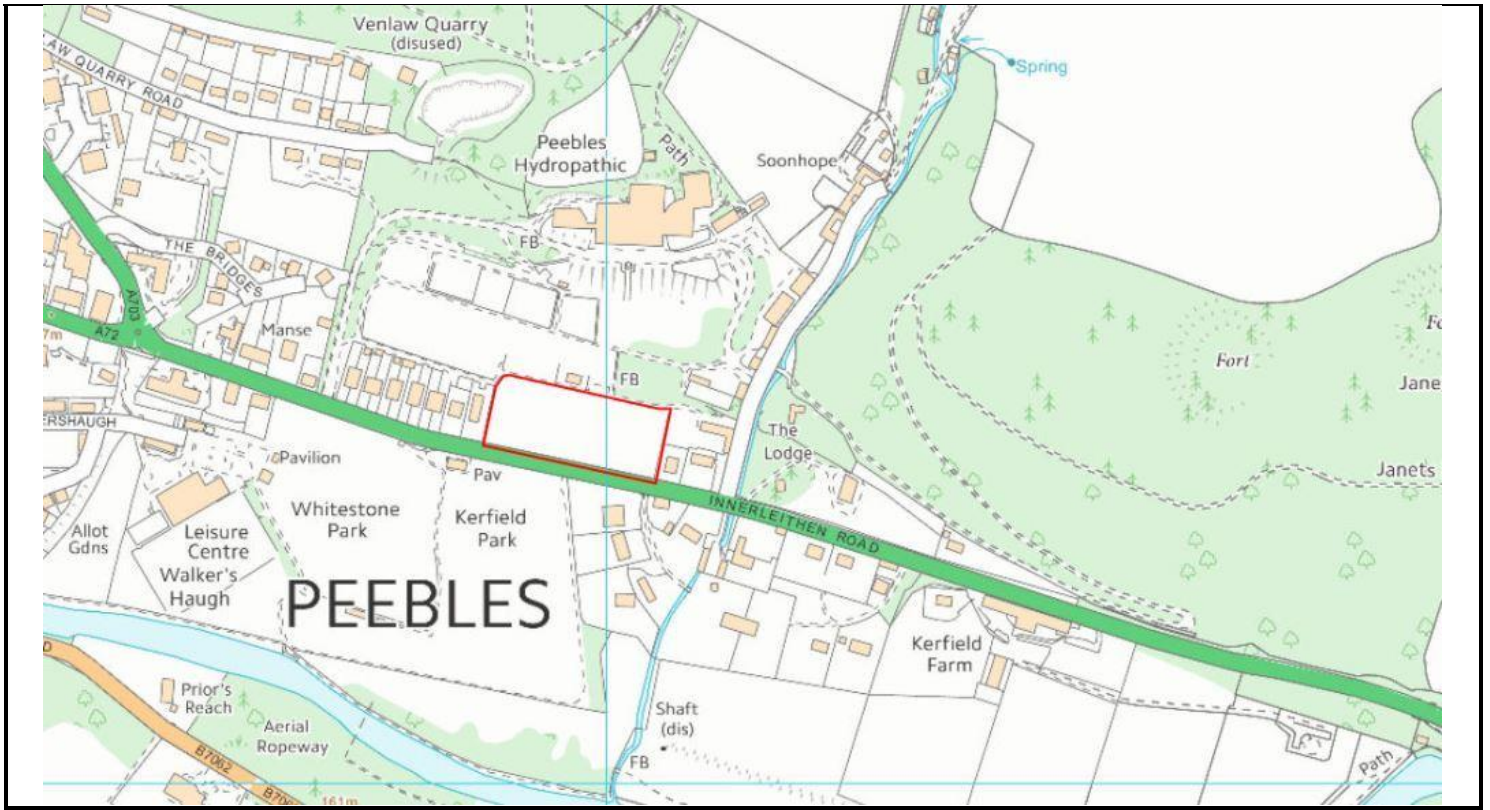
BHA

Acredale PHASE 03, Eyemouth
Todlaw Phase 4, Duns
The Glebe, Chirnside
Former High School, Eyemouth
Lady Hall Road, Cockburnspath
Priory Bank / Hill View, Coldstream
Beanburn/ Lawfield, Ayton
Springfield, Duns

SBC

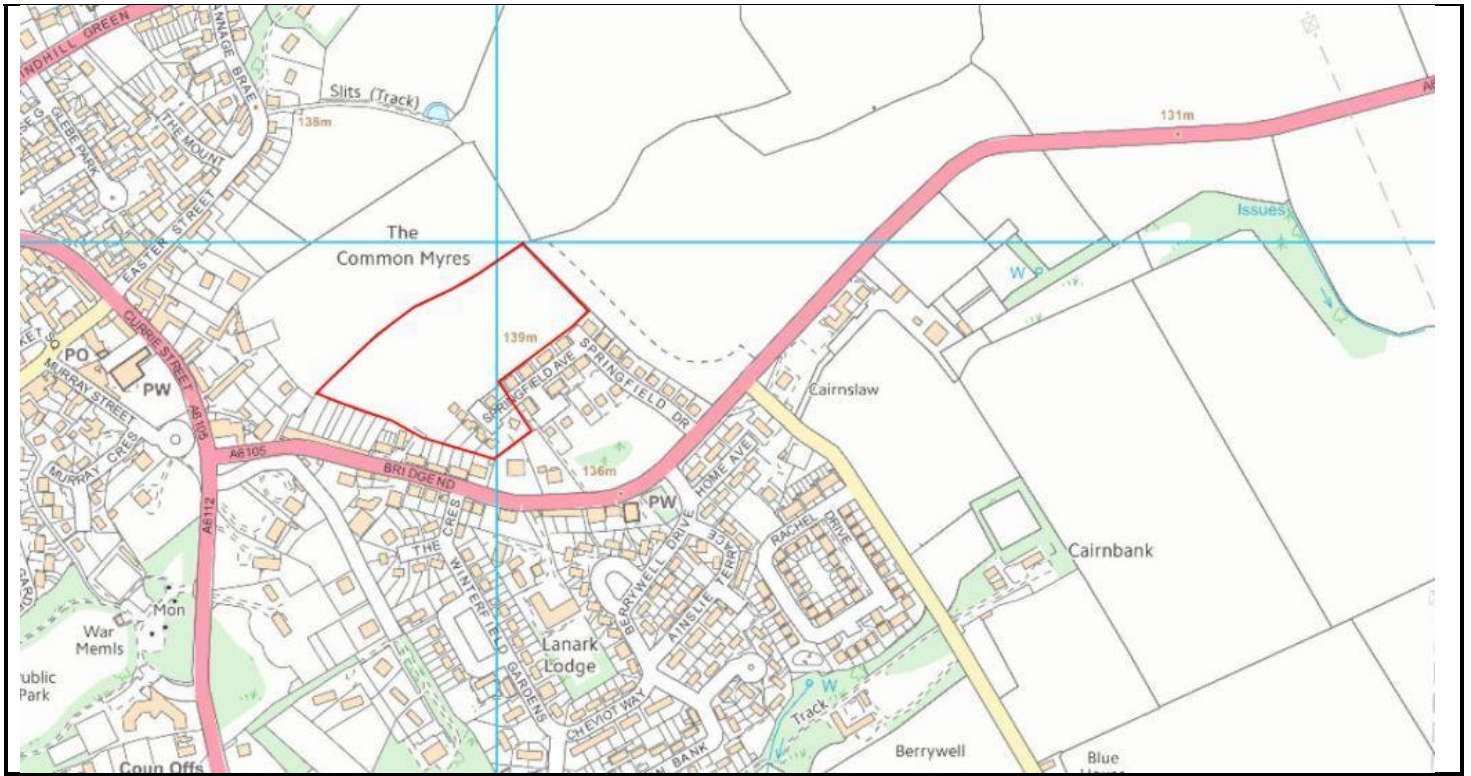
Project: NHT/LAV Innerleithen Road Peebles	
Location Plan	
• Co-ordinates	X: 327147 Y: 639908
• Local Plan Reference	
• Site capacity:	4 flatted units
• Type of development:	Houses / Cottages
• Tenure:	Rent: 4 units Mid-market rent.
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition:
	Start: 2017/18
	Completion: 2018/19
• Site description:	SBC owned site
• Constraints	Intention to be part of larger private sector development being done . Phasing to be clarified by developer.
• Site Ownership:	Crudens
• Housing Market Area	Northern HMA
• Other Information	Section 75 Yes Land banking Opportunity: No Shadow Programme Opportunity: No "Credit Crunch" Impact: None
• Deliverability:	Probability: 100% in 2017/18 onwards;
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





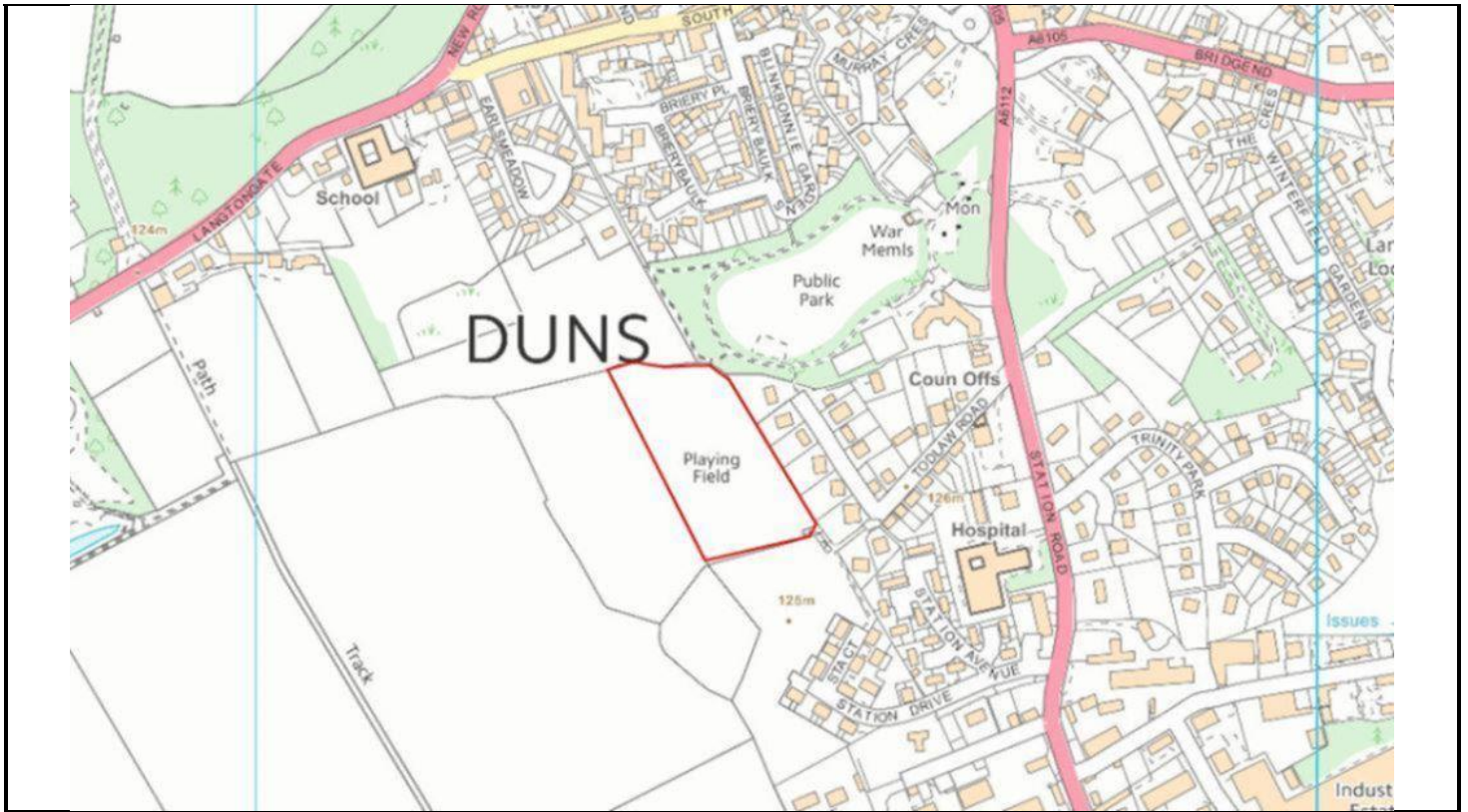
Project: NHT/LAV Springfield Duns	
Location Plan	
• Co-ordinates	X: 379142 Y: 653850
• Local Plan Reference	
• Site capacity:	10 units
• Type of development:	Houses / Cottages
• Tenure:	Rent: 10 units Mid-market rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition:
	Start:
	Completion:
• Site description:	Part of a larger stalled private sector site
• Constraints	None
• Site Ownership:	Developer owned
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 yes Land banking Opportunity: no Shadow Programme Opportunity: no "Credit Crunch" Impact:None
• Deliverability:	Probability: 50% in 2017/18 onwards;
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





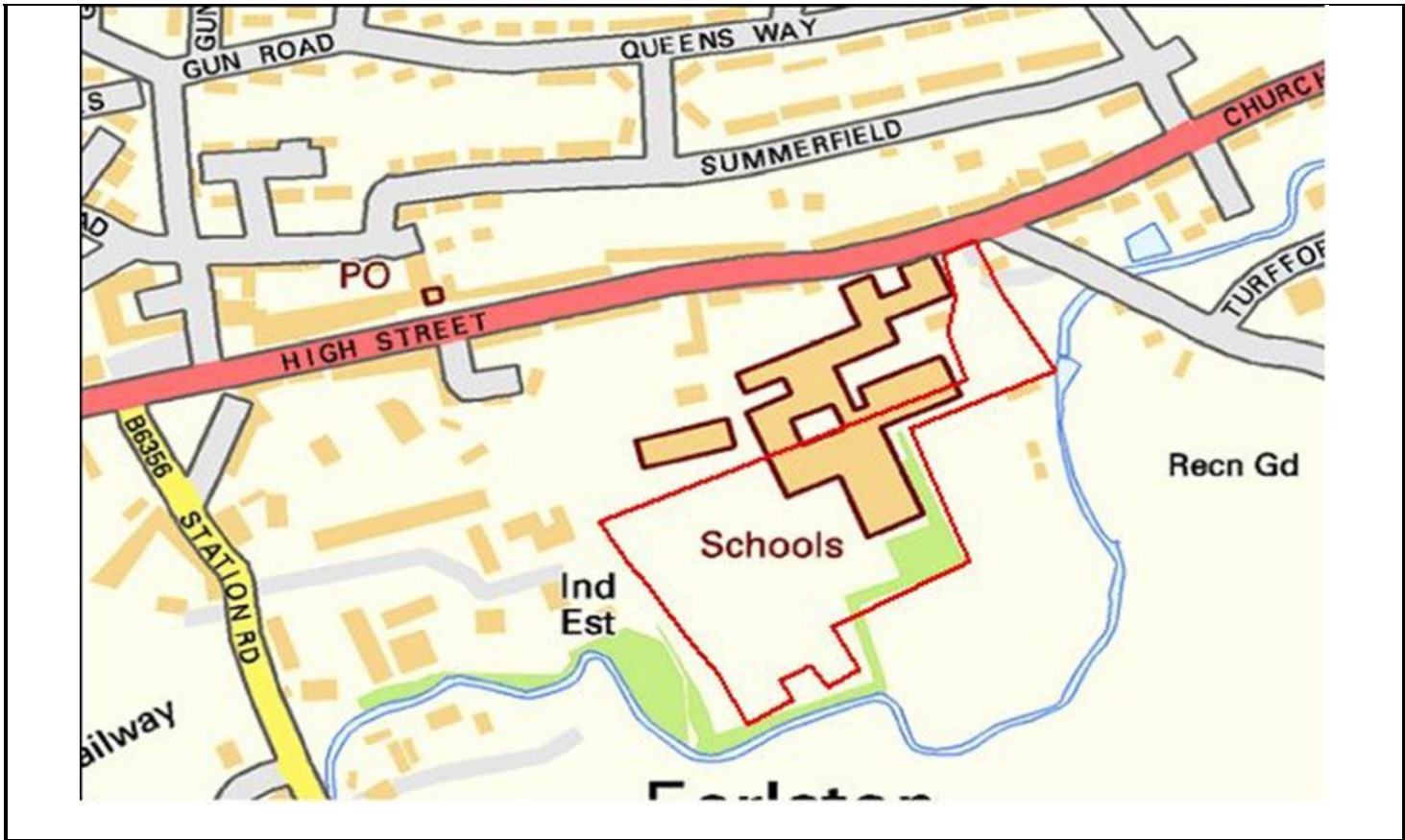
Project: Proposed extra care housing – Todlaw former playing fields Duns	
Location Plan	
• Co-ordinates	X: 378432 Y: 653389
• Local Plan Reference	ADUNS010
• Site capacity:	2 hectares[30 units per Planning brief]
• Type of development:	Extra Care Housing = Flats
• Tenure:	Rent: 30 units
	Shared Equity: 10 units
	Other: MMR 10 units
• Programme:	Acquisition: 2018
	Start: 2019
	Completion: 2021
• Site description:	Former playing fields
• Constraints	None
• Site Ownership:	SBC
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 - No Land banking Opportunity: No Shadow Programme Opportunity: Yes “Credit Crunch” Impact:None identified meantime
• Deliverability:	Probability: High , subject to site feasibility study work. RSL delivery partner to be agreed;
• Need:	Strong demand evidenced by Consultants
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and TOPS
• Impact:	High impact towards sustaining people locally.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there is not adverse equality implications





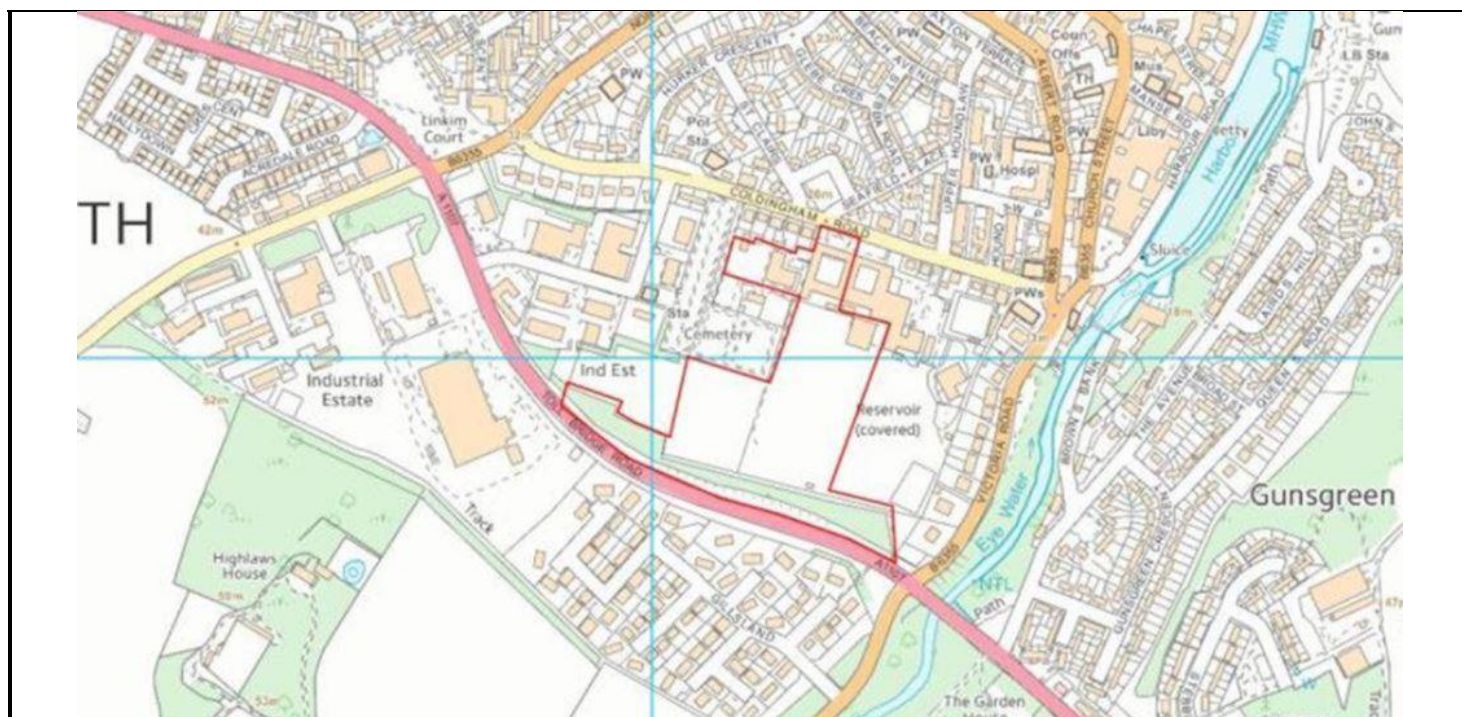
Project: NHT/LAV High School Earlston	
Location Plan	
• Co-ordinates	X 357784 : Y 638408
• Local Plan Reference	
• Site capacity:	14 units
• Type of development:	Houses / Cottages
• Tenure:	Rent: 14 units Mid-market rent.
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition:
	Start: 2018/19
	Completion: 2018/19
• Site description:	SBC owned site
• Constraints	Potential site development option. Can only be developed as part of a larger master plan approach being investigated by Eildon HA
• Site Ownership:	SBC owned site
• Housing Market Area	Central HMA
• Other Information	Section 75 No Land banking Opportunity: Yes Shadow Programme Opportunity: No "Credit Crunch" Impact:None
• Deliverability:	Probability: % in year / onwards;
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





Project: Potential extra care housing – former Eyemouth High School site	
Location Plan	
• Co-ordinates	X: 394172 Y: 663966
• Local Plan Reference	REYEM 001
• Site capacity:	To be confirmed
• Type of development:	Extra care housing = flats
• Tenure:	Rent: 36 units
	Shared Equity: 12 units
	Other: MMR 12 units
• Programme:	Acquisition: 2022
	Start: 2022
	Completion: 2024
• Site description:	Former school playing fields.
• Constraints	Site boundaries to be clarified, plus HWC or ECH RSL delivery partner to be agreed
• Site Ownership:	SBC. [BHA potentially part]
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 - No Land banking Opportunity: No Shadow Programme Opportunity: Potentially “Credit Crunch” Impact: None identified meantime
• Deliverability:	Dependent on need for ECH if not possible to provide HWC.
• Need:	Strong demand. Evidenced by consultants report
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and TOPS
• Impact:	High positive impact to sustain local people in the Eyemouth locality.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there is not adverse equality implications



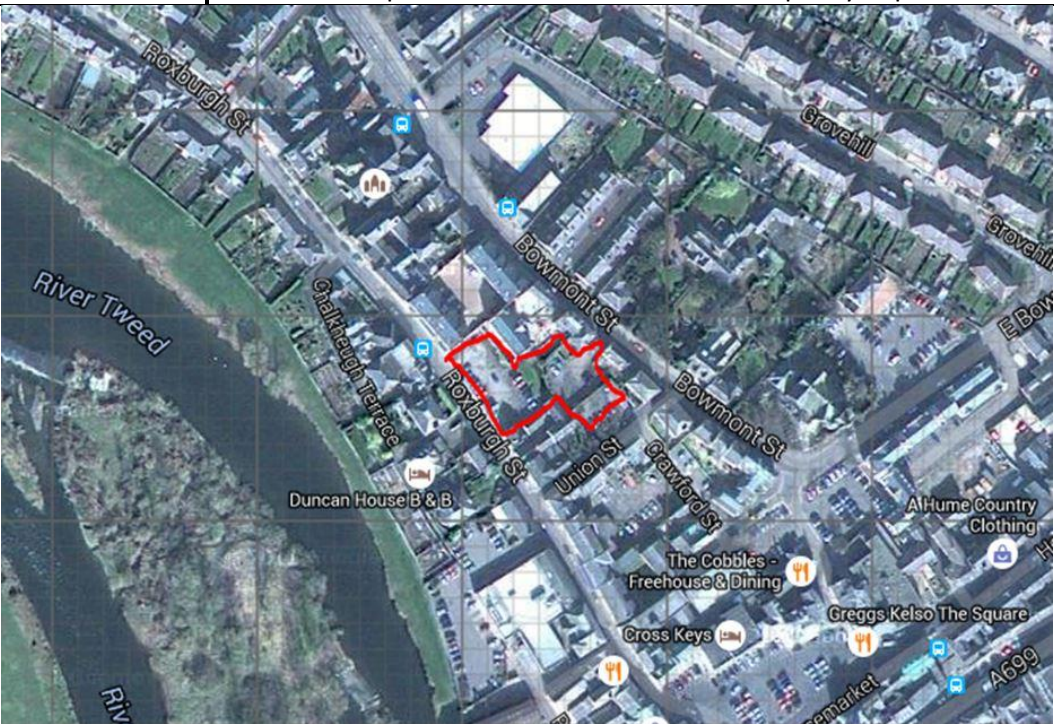


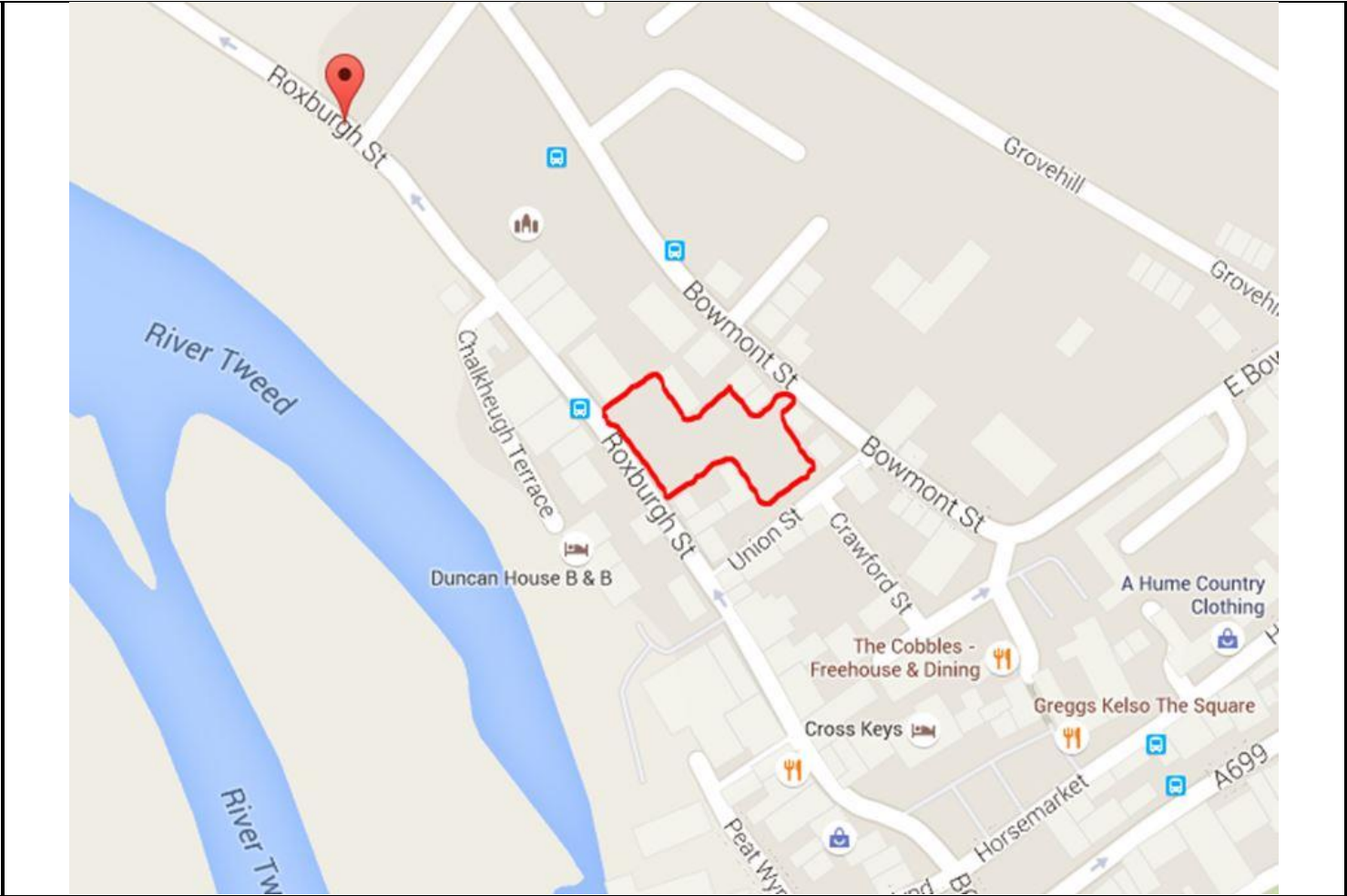
Project: Former Kelso High School site	
Location Plan	
• Co-ordinates	X: 372482 Y: 634535
• Local Plan Reference	RKELS002
• Site capacity:	24-30 units Extra Care Housing flats
• Type of development:	Extra Care Housing Flats
• Tenure:	Rent: 24/30 units To be confirmed
	Shared Equity: 0 units To be confirmed
	Other: 0 units To be confirmed
• Programme:	Acquisition: 2020/21
	Start: 2021/22
	Completion: 2022/23
• Site description:	Prominent High School site surrounded by low rise mixed tenure housing and local rugby ground.
• Constraints	Design and layout of redevelopment must respect local surroundings and access arrangements.
• Site Ownership:	SBC
• Housing Market Area	Central HMA
• Other Information	Section 75 Unlikely to be required Land banking Opportunity: Potentially Shadow Programme Opportunity: Not yet “Credit Crunch” Impact: None
• Deliverability:	Probability: 75 % in 2020/21 onwards;
• Need:	Strong demand evidenced by Consultants study and Joint Strategic Needs Assessment .
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and Strategic Plan locality ambitions
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





EHA

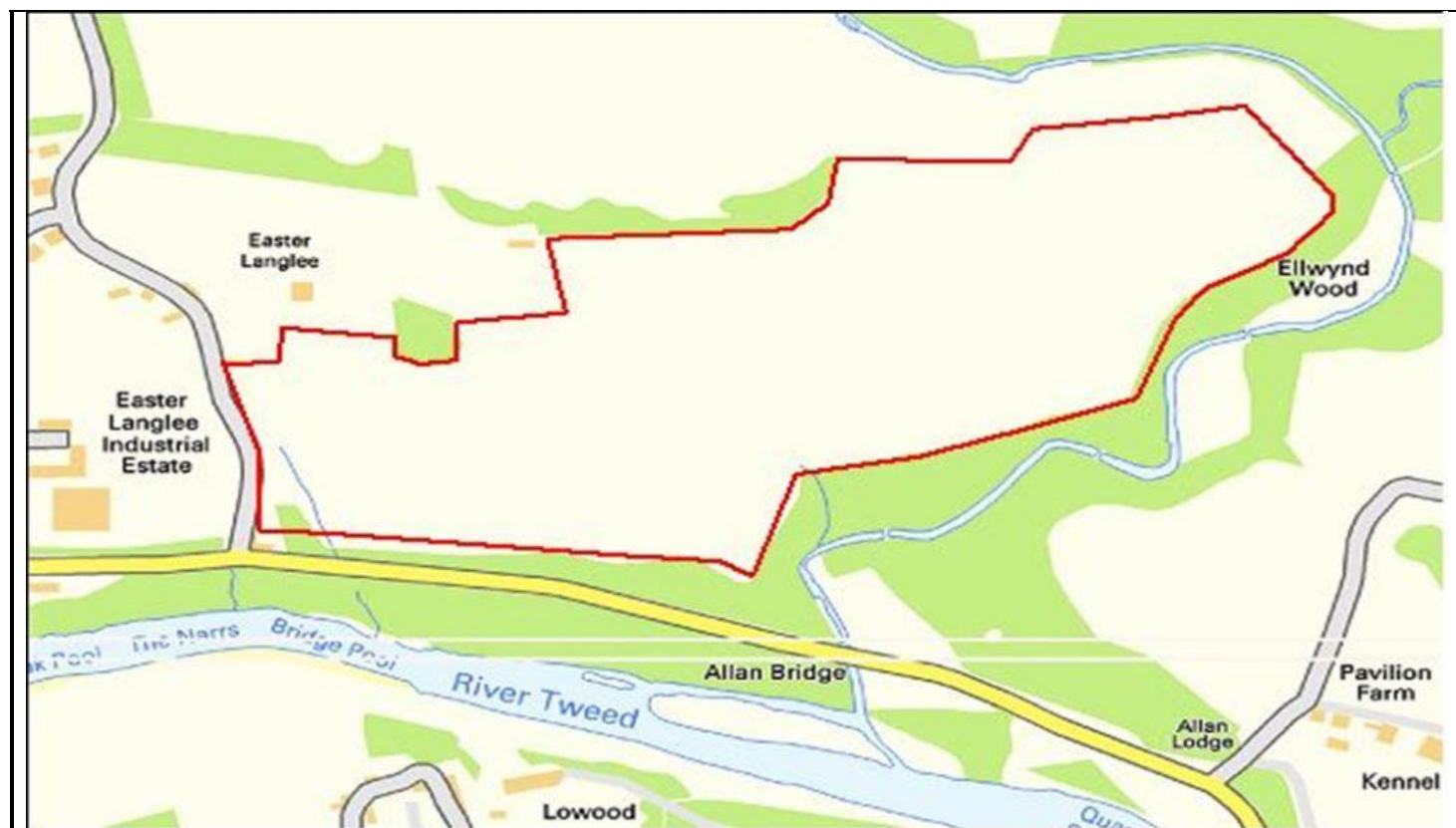
Project: Roxburgh Street, Kelso	
Location Plan	
• Co-ordinates	X: 372686 Y: 634058
• Local Plan Reference	Not in Local Plan.
• Site capacity:	18No flats
• Type of development:	Flatted development. Mix of flat sizes and 2No wheelchair flats
• Tenure:	Rent: 12 units
	Shared Equity: 0 units
	Other – SBC MMR: 6 units
	Note – May become 18 for EHA.
• Programme:	Acquisition: April 2016
	Start: April/May 2016
	Completion: April/May 2017
• Site description:	Brownfield gap site in prominent location in Kelso Within Kelso Town Centre Conservation Area. Currently used as a temporary car park
• Constraints	Nil – All Statutory Approvals in place
• Site Ownership:	Scottish Borders Council. Eildon in process of acquiring
• Housing Market Area	Central
• Other Information	Landbanking opportunity: N/A Shadow Programme: N/A
• Deliverability:	Probability: 100% in year 2
• Need:	Strong local need. In an area of medium/high demand.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High – will assist in meeting demand for flats in Central HMA. Tidies up a derelict town centre site in sensitive area.
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications
	



Project: Easter Langlee, Galashiels – Phase 3A/3B**Location Plan**

• Co-ordinates	X 352,268 : Y 635,754
• Local Plan Reference	AGALA024
• Site capacity:	47 units
• Type of development:	Houses / Flats. Part of larger private development – S75 site.
• Tenure:	Rent: 47 units Shared Equity: 0 units Other: 0 units
• Programme:	Acquisition: October 2016 Start: April 2017 Completion: October 2018
• Site description:	Greenfield site part of larger private development
• Constraints	Nil
• Site Ownership:	Scottish Borders Council – Eildon to acquire October 2016
• Housing Market Area	Central
• Other Information	In current SHIP. Acquired by SBC in December 2012 as part of landbank strategy.
• Deliverability:	Probability: 100% in Year Two (2018/2019)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications

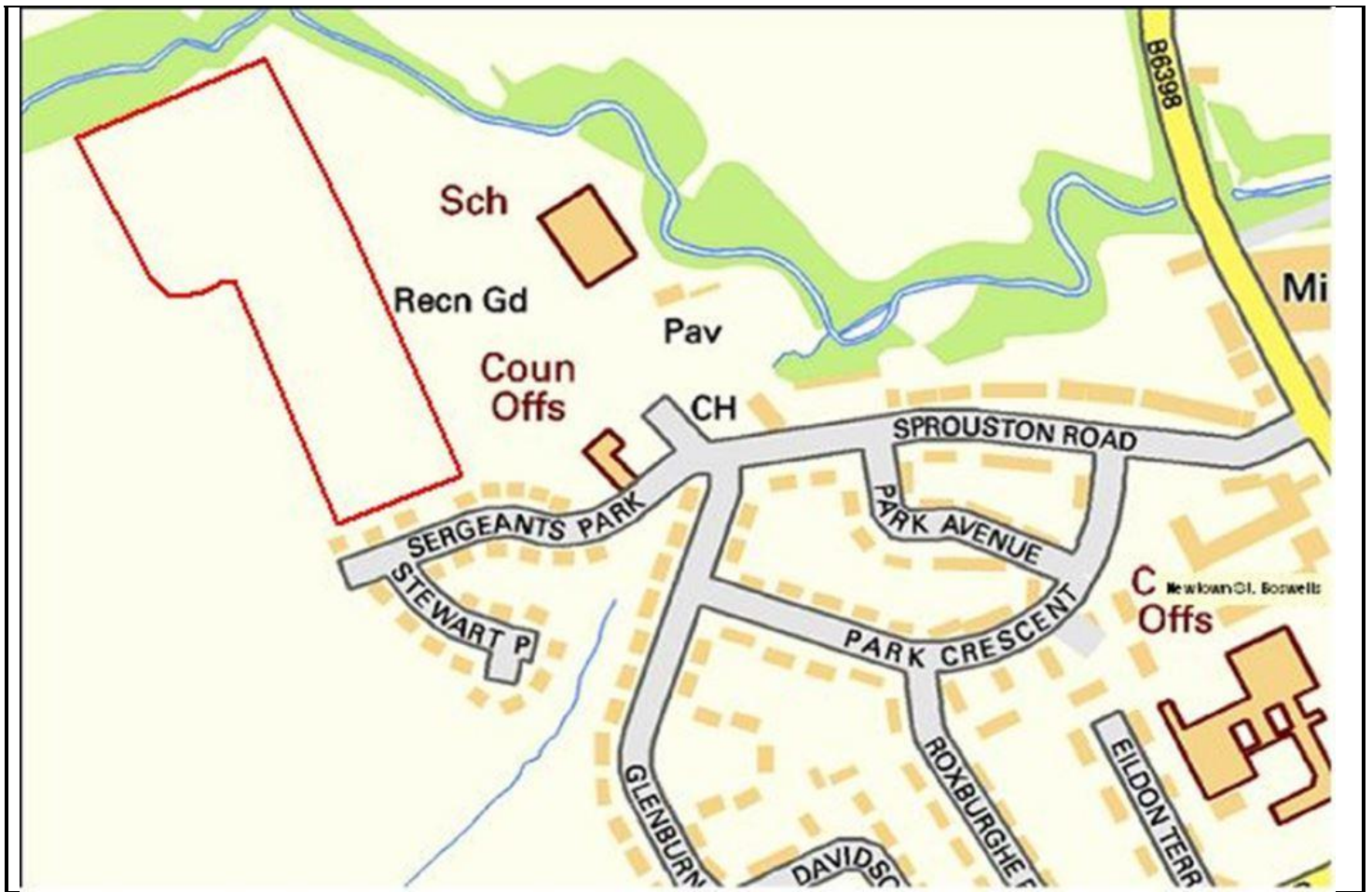




Project: Sergeant's Park, Newtown St Boswells Phase One**Location Plan**

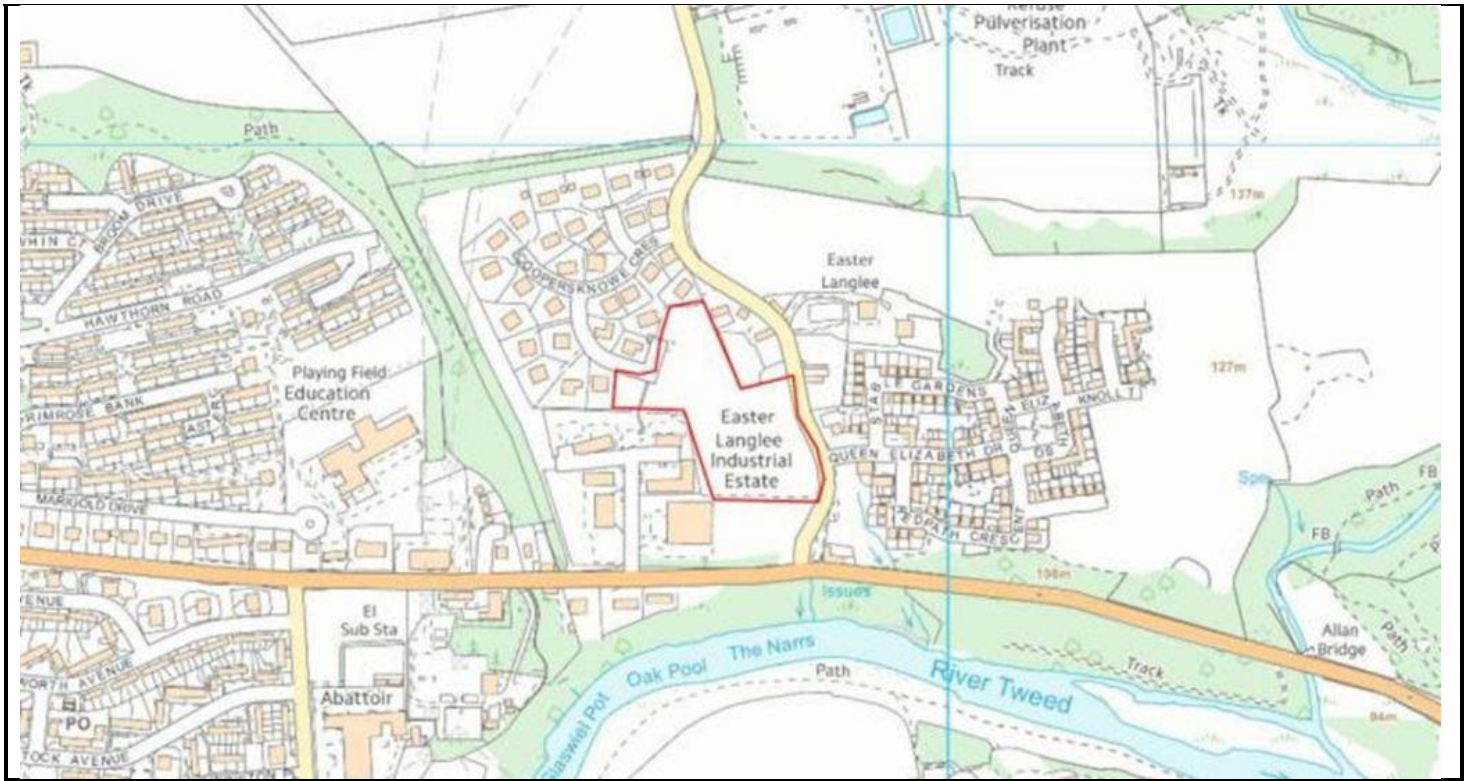
• Co-ordinates	X 357,121 : Y 631,974
• Local Plan Reference	ENT15B
• Site capacity:	23 units
• Type of development:	Houses
• Tenure:	Rent: 23 units (see above) Shared Equity: 0 units Other: 0 units
• Programme:	Acquisition: 2016/2017 Start: early 2018/2019 – could be earlier Completion: late 2018/2019
• Site description:	Greenfield part of larger private development; Affordable housing
• Constraints	Dependant on developer and SBC decision on primary school options
• Site Ownership:	Buccleuch Estates/Cruden Joint Development
• Housing Market Area	Central
• Other Information	In current SHIP Links in with wider strategy for regeneration of Newtown St Boswells Land banking Opportunity: Medium 2015/2016 Shadow Programme Opportunity: No “Credit Crunch” Impact: No information
• Deliverability:	Probability - 75% in year 5
• Need:	Strong local need
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral



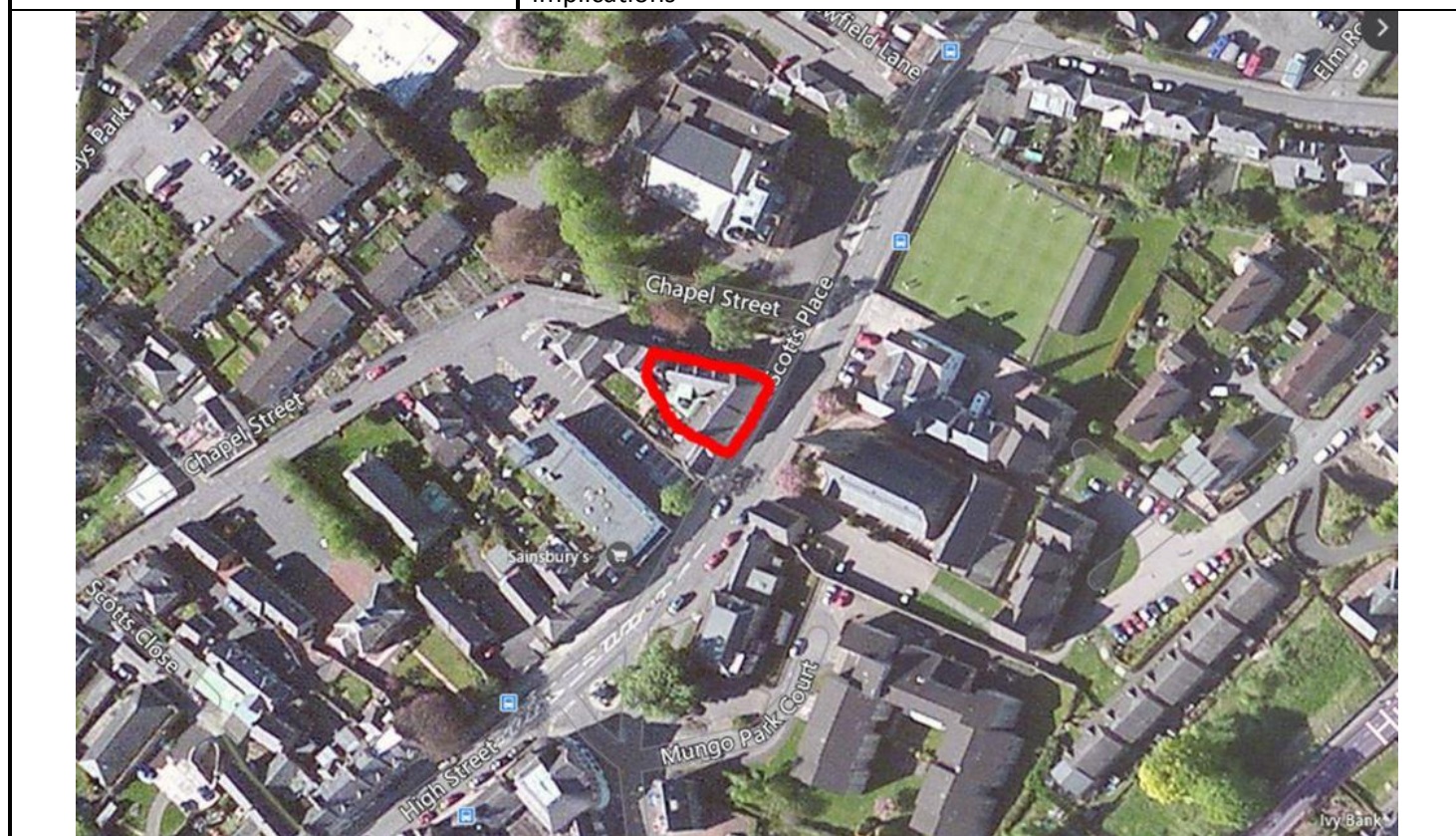


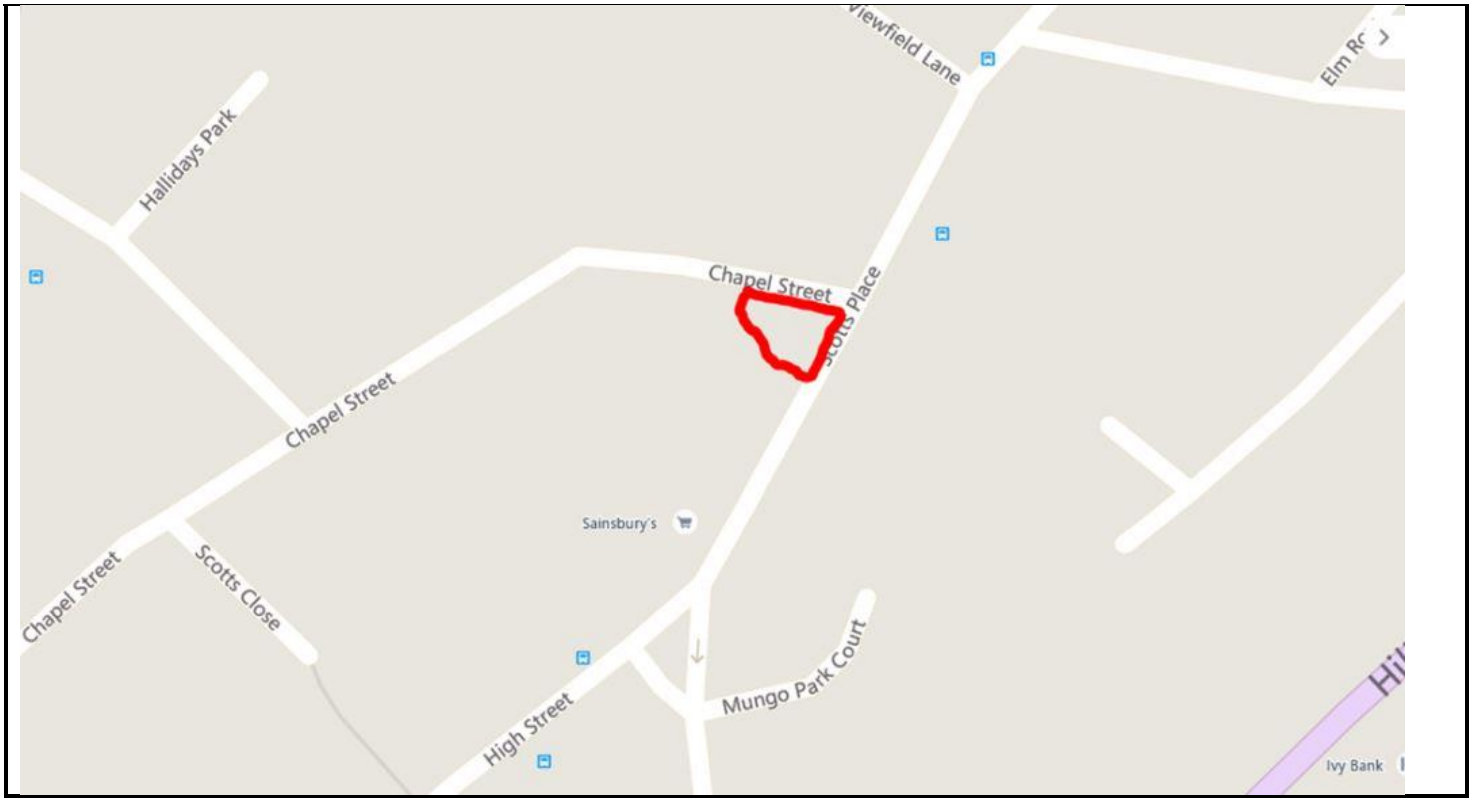
Project: Coopersknowe, Galashiels	
Location Plan	
• Co-ordinates	X 352,268 : Y 635,754
• Local Plan Reference	
• Site capacity:	50-60 units
• Type of development:	Houses / Flats
• Tenure:	Rent: 50-60 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2014/2015
	Start: 2015/2016
	Completion:
• Site description:	Greenfield site part of larger private development. Part developed and could be developed as one or in phases
• Constraints	
• Site Ownership:	RBS Global Restructuring Group
• Housing Market Area	Central
• Other Information	Landbank Opportunity: 2014/2015
	Shadow programme: Earliest Tender Approval 2015/2016
• Deliverability:	Probability: 75% in year 4 (could be accelerated)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral





Project: 121-123 High Street, Selkirk	
Location Plan	
• Co-ordinates	X: 350396 Y: 614746
• Local Plan Reference	Not Applicable
• Site capacity:	10 units
• Type of development:	Flats
• Tenure:	Rent: 10 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: April 2017
	Start: June 2017
	Completion: June 2018
• Site description:	Redevelopment of existing derelict building in prominent town centre location
• Constraints	Conservation Area; Car parking provision not possible
• Site Ownership:	Private – EHA to acquire under a negotiated Design and Build Contract
• Housing Market Area	Central
• Other Information	Land banking Opportunity: High – N/A Shadow Programme Opportunity: N/A “Credit Crunch” Impact: N/A.
• Deliverability:	Probability: 100% in Year 2 (2018/2019)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact. Removes a long standing town centre eyesore. Provides flats in an area of high need
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project and it is anticipated that there is no adverse equality implications





Project: Howden Drive, Jedburgh	
Location Plan	
• Co-ordinates	X: 365659 Y: 619926
• Local Plan Reference	RJ30B
• Site capacity:	Overall capacity – 80+. Part to be developed - 20
• Type of development:	Houses
• Tenure:	Rent: 20 units
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: April 2017
	Start: April 2018
	Completion: April 2019
• Site description:	Greenfield site within residential area of Jedburgh; on bus route and close to Primary School
• Constraints	Nil
• Site Ownership:	Private – vendor willing to enter into negotiated Design and Build contract
• Housing Market Area	Central
• Other Information	Landbanking opportunity: High Shadow Programme: N/A
• Deliverability:	Probability: 100% in year 3 (2019/2020)
• Need:	Strong local need. In an area of medium/high demand.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact. Provision of family houses in good location
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project and it is anticipated that there is not adverse equality implications

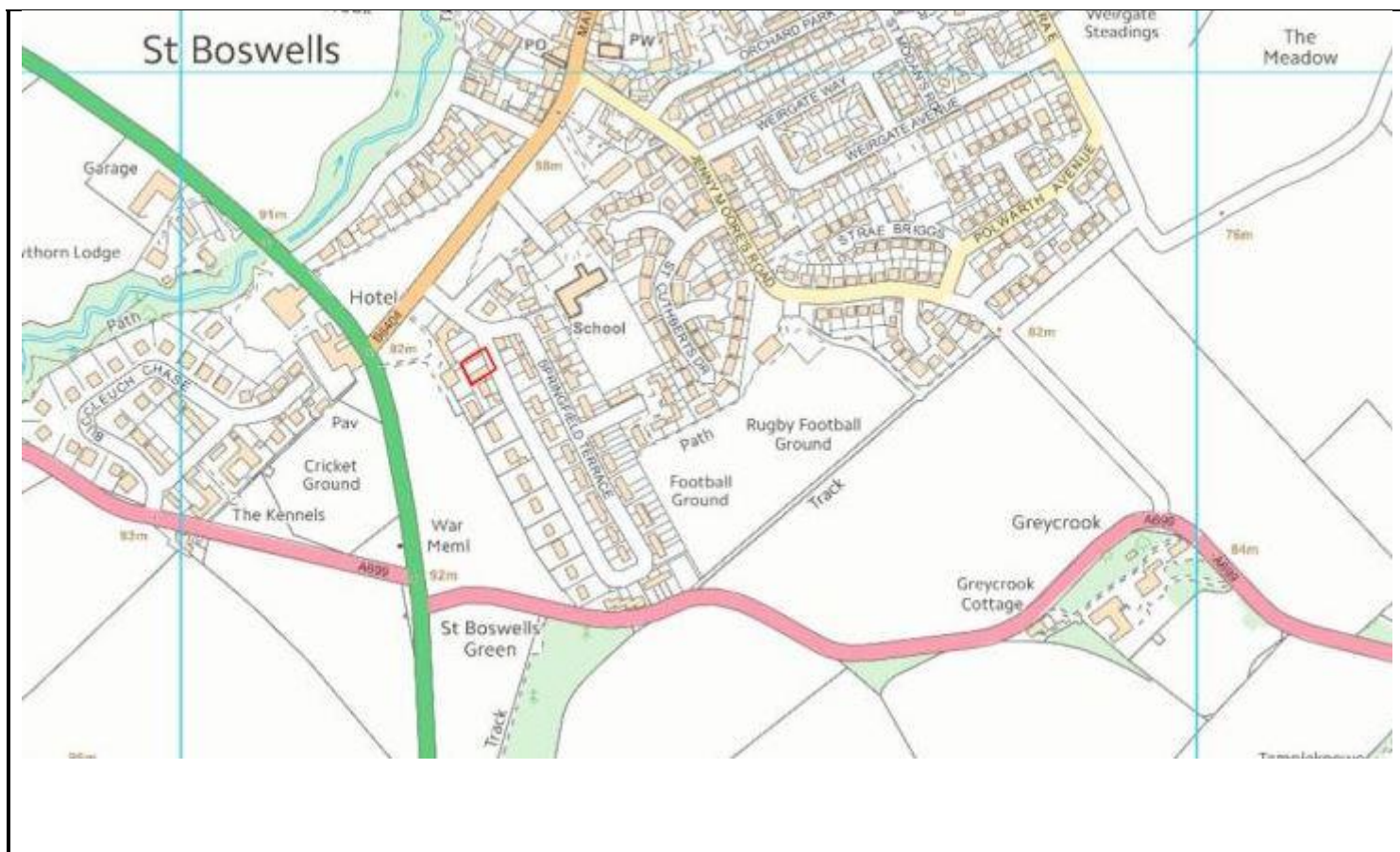




Project: Springfield Terrace, St Boswells**Location Plan**

• Co-ordinates	X: 359288 Y: 630711
• Local Plan Reference	Not Applicable
• Site capacity:	3 units
• Type of development:	Houses
• Tenure:	Rent: 3 units Shared Equity: 0 units Other: 0 units
• Programme:	Acquisition: April 2017 Start: January 2018 Completion: June 2018
• Site description:	Gap site. Brownfield currently used as garages
• Constraints	Nil
• Site Ownership:	Private
• Housing Market Area	Central
• Other Information	
• Deliverability:	Probability: 80% in Year Two (2018/2019)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there is no adverse equality implications





Project: Woodside Place, Galashiels**Location Plan**

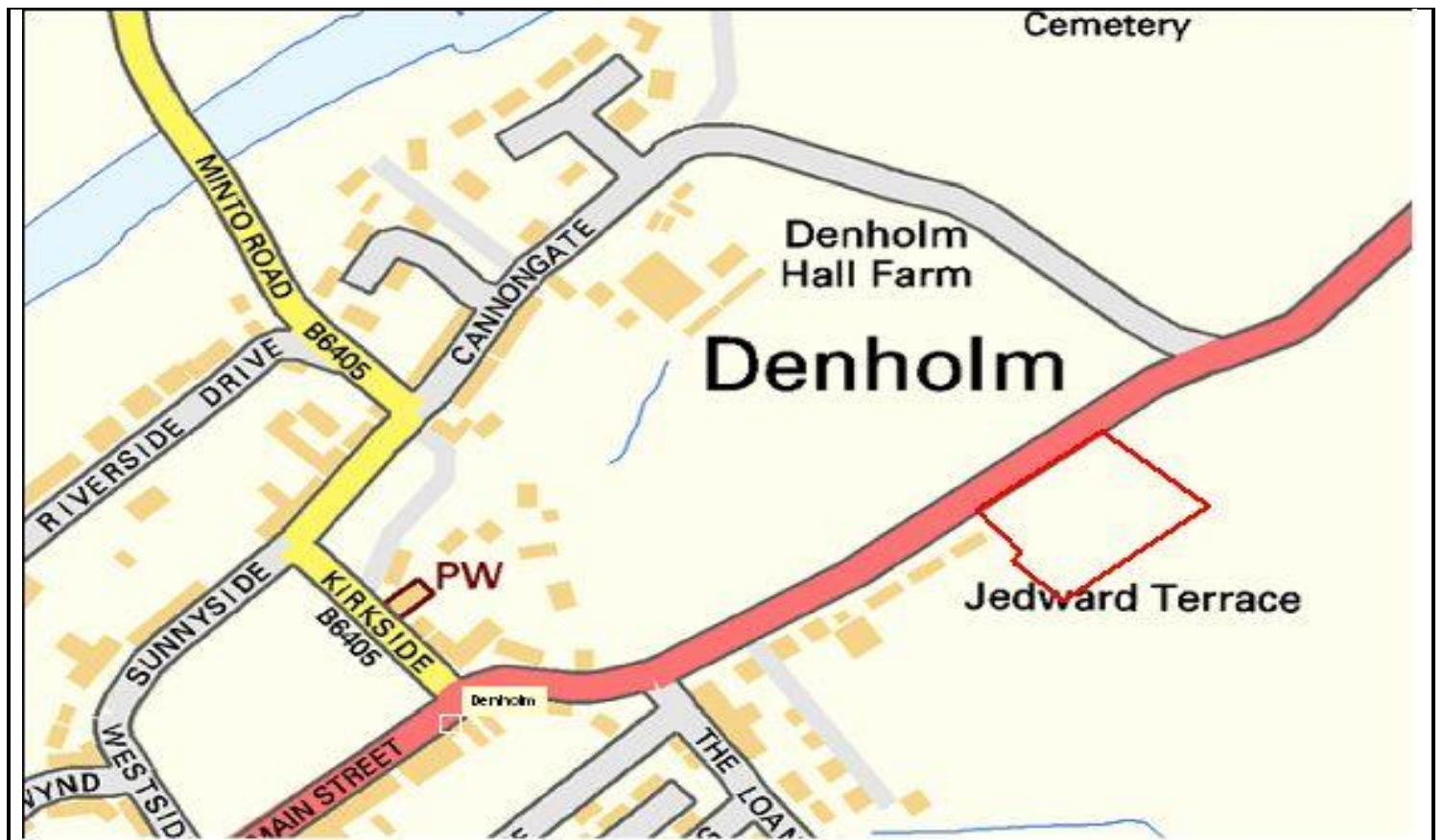
• Co-ordinates	X: 347979 Y: 637055
• Local Plan Reference	Not Applicable
• Site capacity:	4 units
• Type of development:	Flatted Development
• Tenure:	Rent: 4 units Shared Equity: 0 units Other: 0 units
• Programme:	Acquisition: March 2017 Start: October 2017 Completion: June 2018
• Site description:	Gap site. Greenfield site
• Constraints	Nil
• Site Ownership:	Private. Eildon HA to acquire
• Housing Market Area	Central
• Other Information	
• Deliverability:	Probability: 80% in Year Two (2018/2019)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there is no adverse equality implications




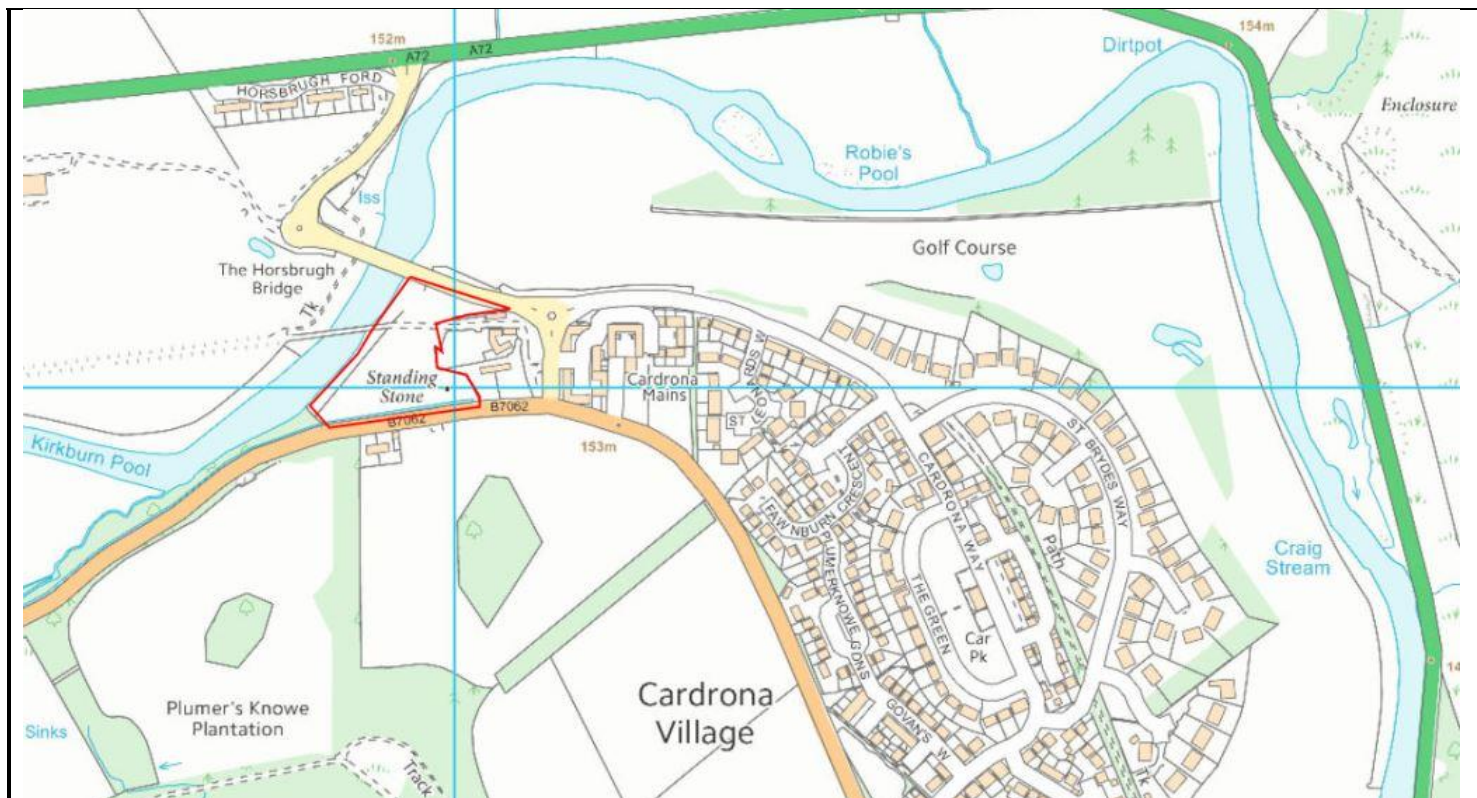


Jed Terrace, Denholm	
Location Plan	
• Co-ordinates	X 357,193 : Y 618,555
• Local Plan Reference	
• Site capacity:	6 units
• Type of development:	Houses
• Tenure:	Rent: 6 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2017
	Start: March 2018
	Completion: November 2018
• Site description:	Greenfield site on edge of settlement
• Constraints	None known
• Site Ownership:	Private
• Housing Market Area	Central
• Other Information	Land banking Opportunity: High – N/A Shadow Programme Opportunity: N/A “Credit Crunch” Impact: N/A.
• Deliverability:	Probability: 90% in Year 1
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Assists sustaining rural communities.
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications



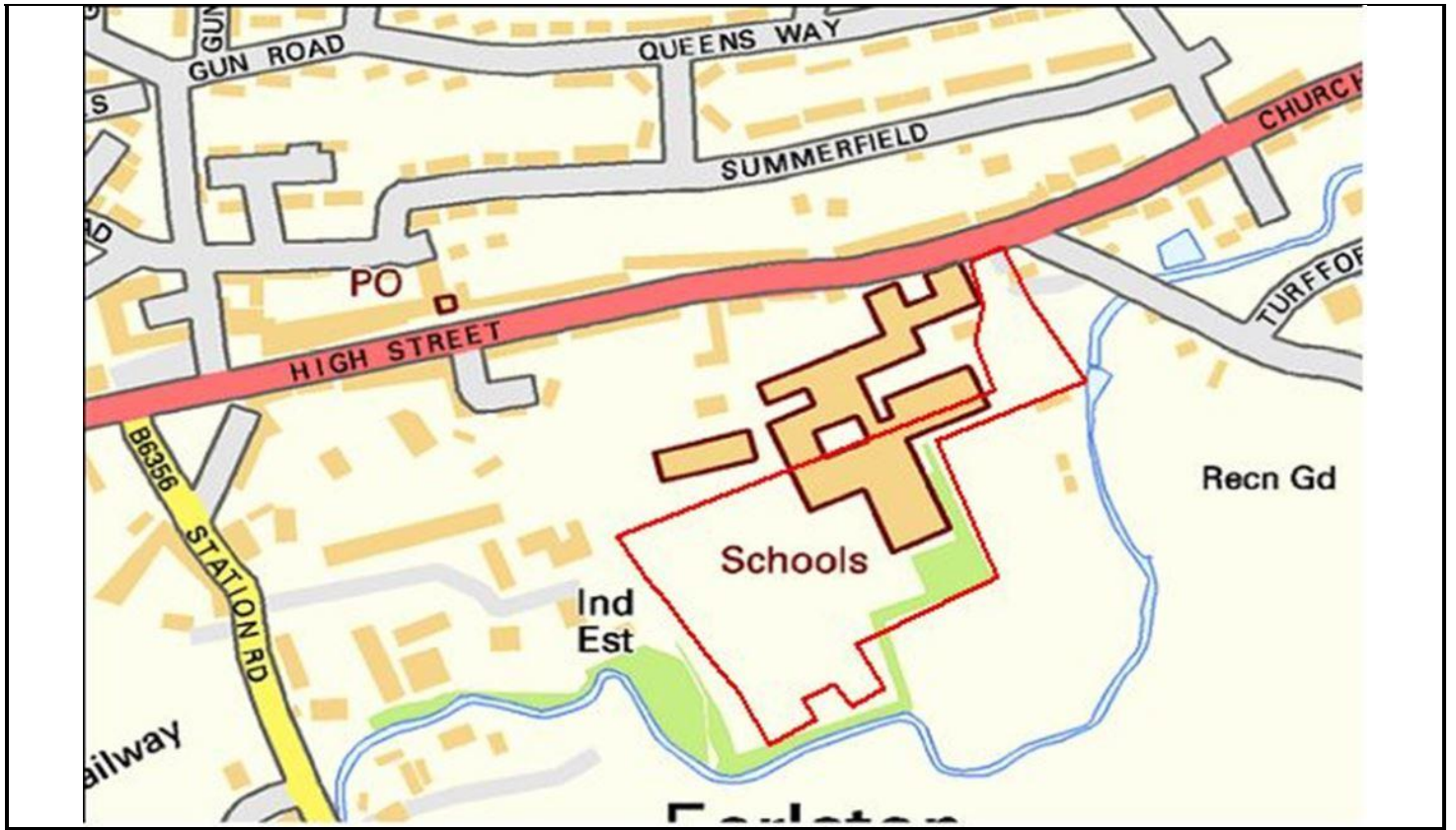


Project: Station Yard, Cardrona	
Location Plan	
• Co-ordinates	X: 329968 Y: 639030
• Local Plan Reference	MCARD007
• Site capacity:	10 units
• Type of development:	Houses / Flats.
• Tenure:	Rent: 10 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: August/September 2017
	Start: September/October 2017
	Completion: September/October 2018
• Site description:	Brownfield site with Planning Approval
• Constraints	Nil
• Site Ownership:	Private
• Housing Market Area	Northern
• Other Information	
• Deliverability:	Probability: 80% in Year Two (2018/2019)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there is no adverse equality implications
	



Project: Earlston High School Site, Earlston	
Location Plan	
• Co-ordinates	X 357784 : Y 638408
• Local Plan Reference	AEARL002
• Site capacity:	Site has capacity for up to 60 units. Mixed development planned – EHA Affordable - 26N; SBC MMR – 15No and Private – up to 15No
• Type of development:	Houses / wheelchair bungalows/ flats
• Tenure:	Rent: 26 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2016/2017(earliest)
	Start: 2017/2018
	Completion: late 2018/2019
• Site description:	Brownfield site in central Earlston. Good location in Central Borders HMA
• Constraints	Possible contamination, deep upfill, long road lead in etc; high infrastructure costs; part of site in flood plain. These will be dealt with through Planning process.
• Site Ownership:	SBC. EHA/SBC in discussion with potential developer with keen interest in developing the whole site. Developer proposing a mixed tenure development.
• Housing Market Area	Central
• Other Information	Land banking Opportunity: Medium/High – 2016/17 Shadow Programme Opportunity: Possible
• Deliverability:	Probability: >70% in year 3
• Need:	Strong demand. In an area of high demand and high number of bids made for family houses through Borders Choice Homes
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High. Will assist in meeting high demand for family houses in Central HMA. Will allow a long term undeveloped site to be developed and open up a further site to the south.
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications




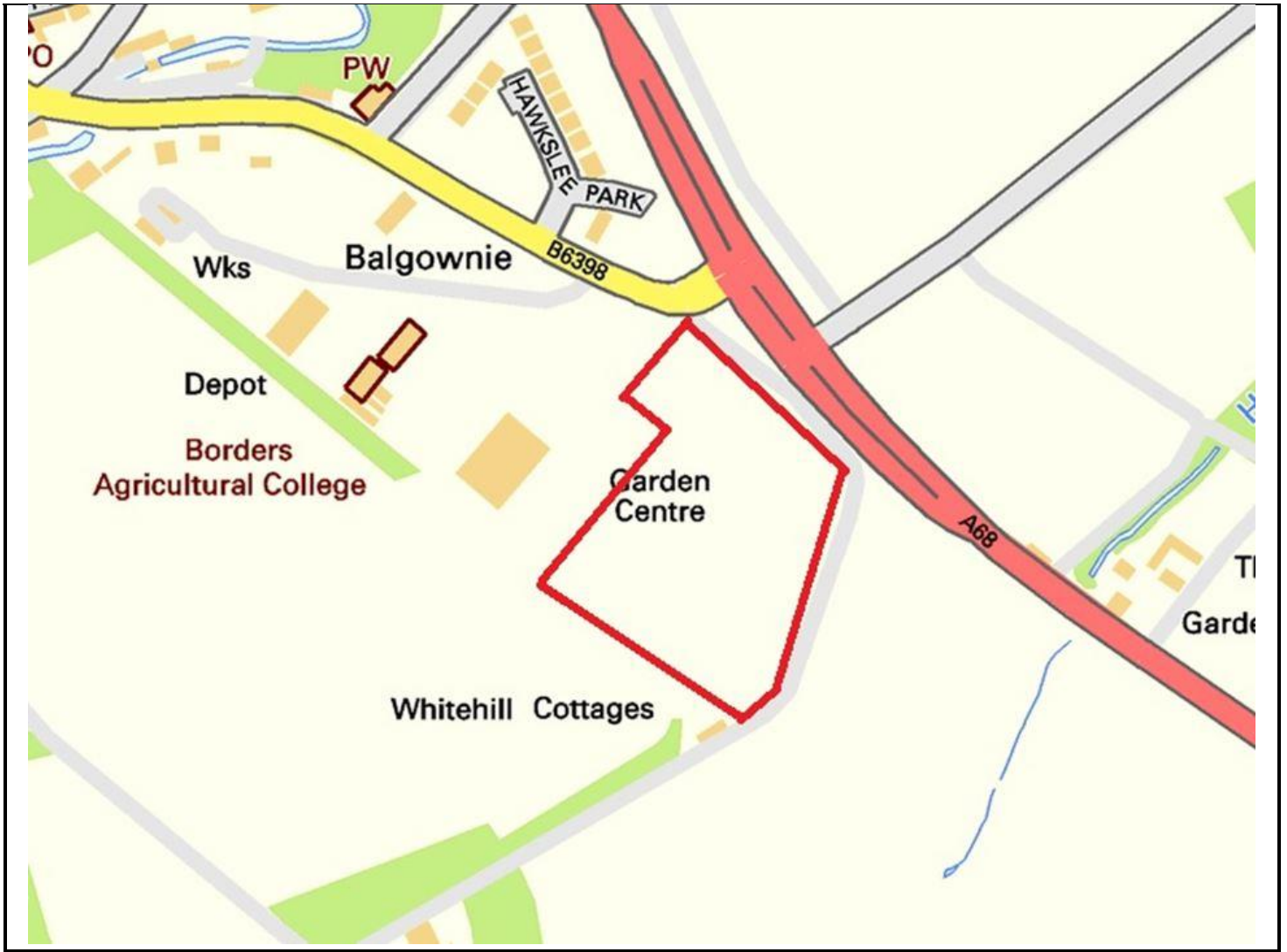


Project: Tweedbridge Court Peebles	
Location Plan	
• Co-ordinates	X: 324960 Y: 640241
• Local Plan Reference	RPEEB003.
• Site capacity:	To be confirmed
• Type of development:	Re-development of existing RSL housing
• Tenure:	Rent: 24 units to be confirmed
	Shared Equity: to be confirmed
	Other: MMR to be confirmed
• Programme:	Acquisition: to be confirmed
	Start: 2017/18 to be confirmed
	Completion: 2018/19 to be confirmed
• Site description:	RSL housing development on a site that occupies an area of approx. 1.74 acres on a prominent site adjacent to River Tweed and road bridge leading to town centre..
• Constraints	Existing RSL housing to be demolished. Flood risk mitigation measures required.
• Site Ownership:	Blackwood
• Housing Market Area	Northern HMA
• Other Information	Section 75 - No Land banking Opportunity: Yes Shadow Programme Opportunity: Development partner understood to be keen to progress project. Potentially developable quickly if costs and flood risk mitigation measures can be resolved. Potential bid for Infra structure Funding to be made. “Credit Crunch” Impact: None identified.
• Deliverability:	Blackwood have preferred developer selected.
• Need:	Strong demand for all housing needs.
• Strategic Fit:	Links in with Aims and Key Objectives of SBC’s LHS Presents an opportunity to provide housing to meet a range of housing needs.
• Impact:	High positive impact to sustain local people in the Peebles locality.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications

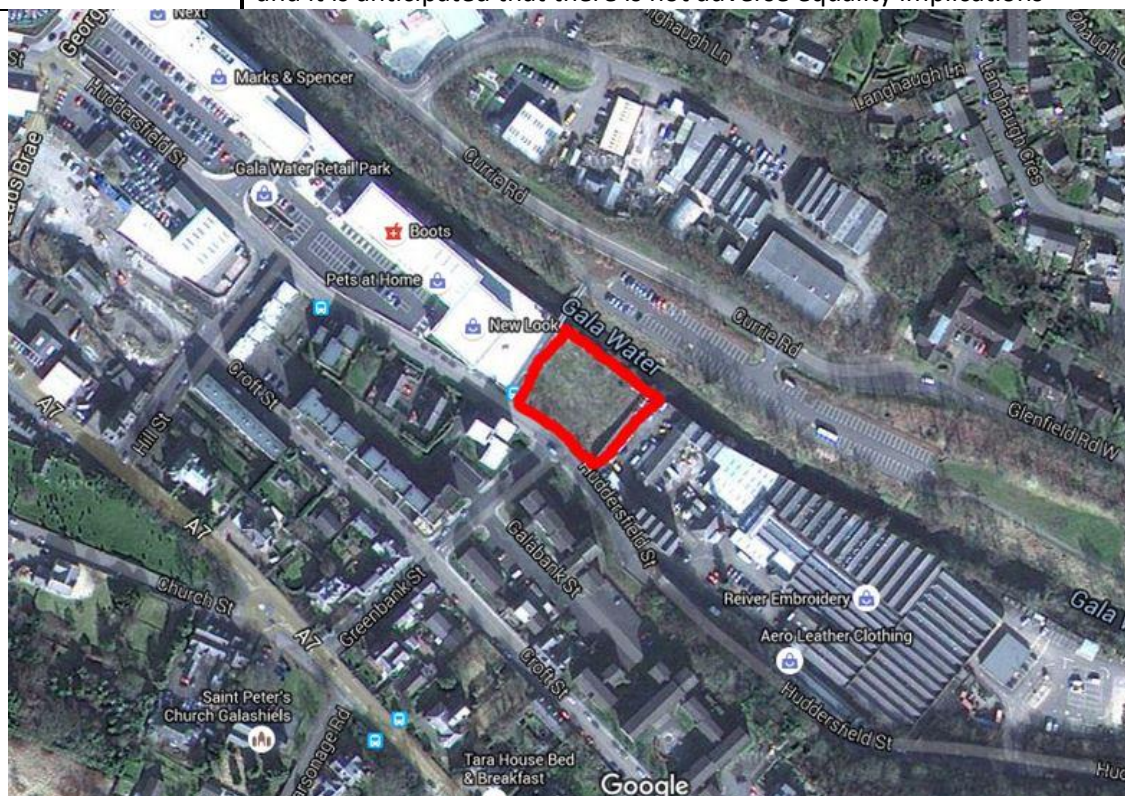


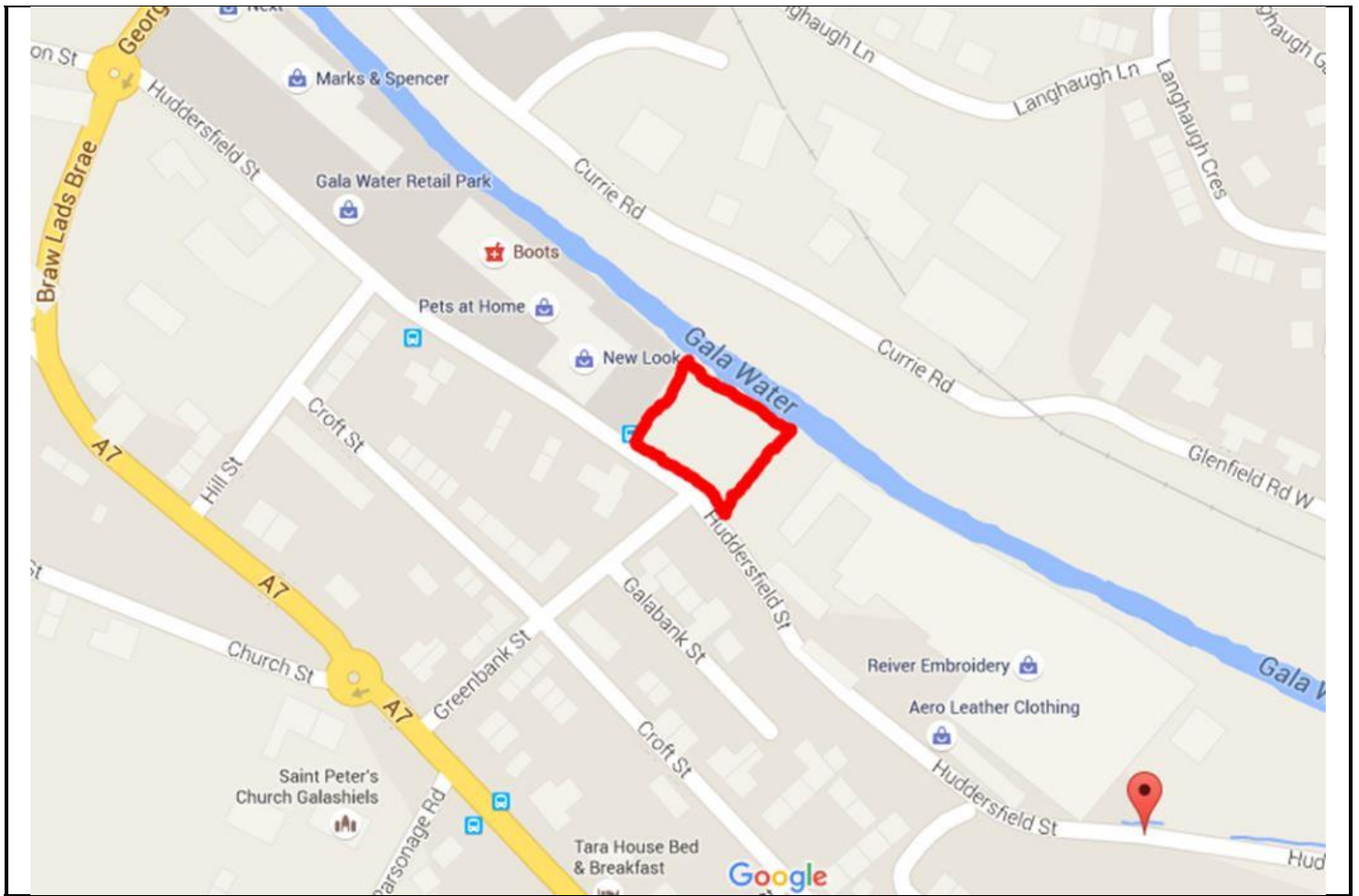


Project: Site adjacent to Milestone Garden Centre, Newtown St Boswells	
Location Plan	
• Co-ordinates	X: 358239 Y: 631282
• Local Plan Reference	ANEWT005 (part)
• Site capacity:	Total site – up to 60No units if 100% Affordable housing
• Type of development:	General Needs family houses; Wheelchair housing and some flats
• Tenure:	Rent: 60units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2016/2017
	Start: 2017/2018
	Completion: 2019/2020
• Site description:	Greenfield Site
• Constraints	Owners expectation for site
• Site Ownership:	Private. Planning Application has been made for 40No which would have a 25% affordable element. Should EHA acquire the site then up to 60No units with 100% affordable
• Housing Market Area	Central
• Other Information	Landbanking opportunity: Low/Medium 2016/2017 Shadow Programme: unlikely
• Deliverability:	Probability: 75% in Year 3 or 4
• Need:	Strong demand. In an area of high demand and high number of bids made for family houses through Borders Choice Homes
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High. Will assist in meeting high demand for family houses in Central HMA. Employment opportunities from adjacent commercial complex.
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications
	



Project: Huddersfield Street, Galashiels	
Location Plan	
• Co-ordinates	X: 349459 Y: 635806
• Local Plan Reference	zEL41
• Site capacity:	Up to 24 No flats
• Type of development:	Flatted development
• Tenure:	Rent: up to 24 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: N/A – owned by EHA
	Start: 2017/2018
	Completion: 2018/2019
• Site description:	Brownfield Site. Good central location in Galashiels. Good transport links and close to all amenities. Adjacent to existing housing and on edge of retail development
• Constraints	Planning – change of land use required. This has been discussed with SBC Planning Policy and site will be put forward under SBC 'Call for Sites' exercise. SBC require to identify further sites for housing and this is seen as a housing site given location.
• Site Ownership:	EHA
• Housing Market Area	Central
• Other Information	Landbanking opportunity: N/A as owned by EHA Shadow Programme: N/A
• Deliverability:	Probability: 90% in year 3
• Need:	Strong demand. In an area of high demand and high number of bids made for family houses through Borders Choice Homes
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High. Will assist in meeting high demand for flatted properties in Central HMA
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications






Project: Springwell Brae, Broughton	
Location Plan	
• Co-ordinates	X: 311341 Y: 636693
• Local Plan Reference	TB10B
• Site capacity:	12 units
• Type of development:	Houses
• Tenure:	Rent: 12 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: November 2016
	Start: April 2018
	Completion: April 2019
• Site description:	Greenfield site
• Constraints	Nil
• Site Ownership:	Scottish Borders Council; HRA site to be acquired by Eildon HA for future development
• Housing Market Area	Northern
• Other Information	Landbanking opportunity: High Shadow Programme: N/A
• Deliverability:	Probability: 100% in year 3 (2019/2020)
• Need:	Reasonable level of demand
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact. Provision of family houses in good location
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project and it is anticipated that there is no adverse equality implications



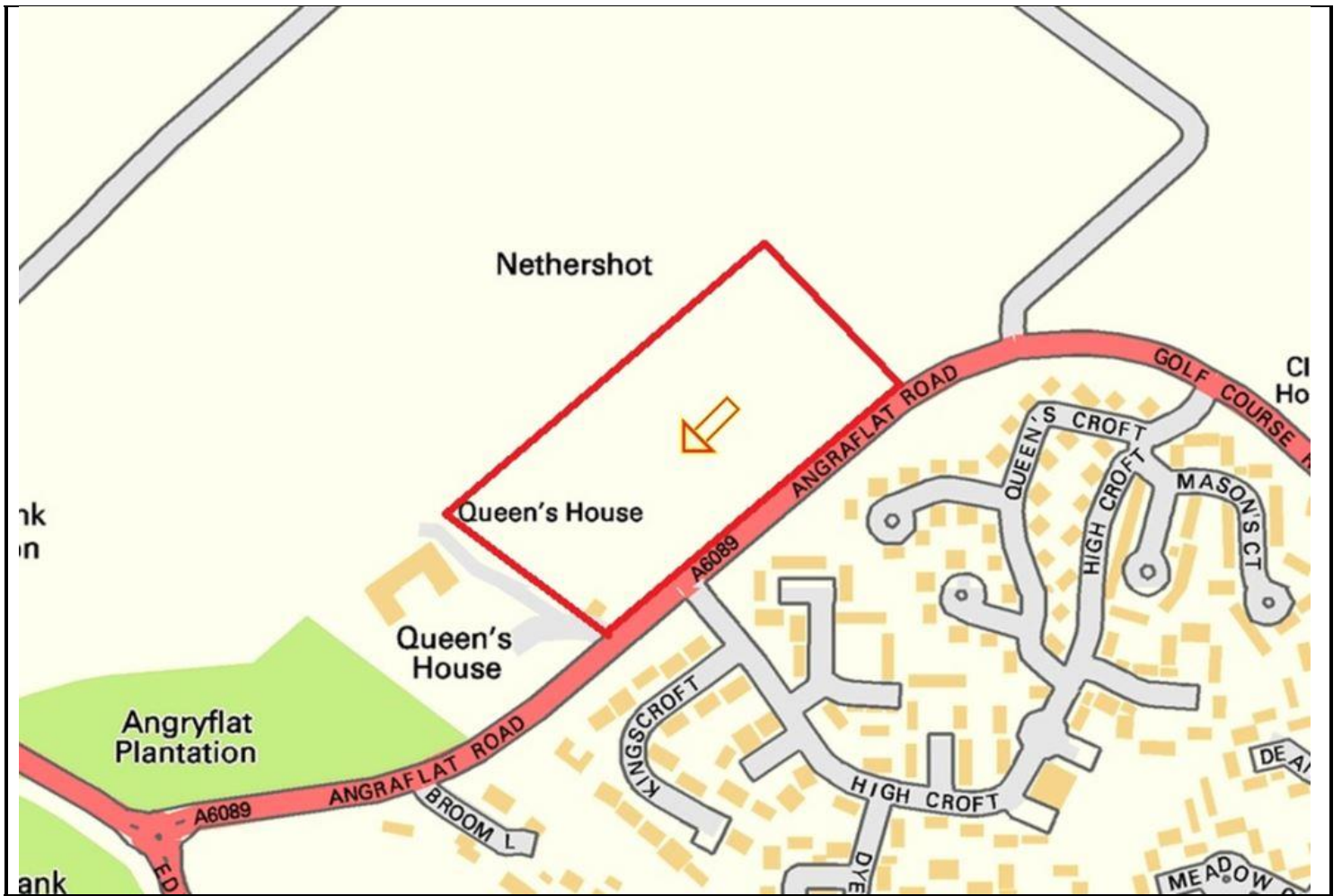


Project: Potential extra care housing – Langhaugh Galashiels	
Location Plan	
• Co-ordinates	X: 349707 Y: 635867
• Local Plan Reference	Currently “white land” - identified as potential housing site
• Site capacity:	24-30 properties
• Type of development:	Extra care housing - flats
• Tenure:	Rent: 24-30 units
	Shared Equity: 0
	Other: 0
• Programme:	Acquisition: October 2016
	Start: October 2018
	Completion: March 2020
• Site description:	Former commercial premises.
• Constraints	Adjacent land ownerships to be clarified. SBC/IJB to clarify its position regarding if they want to pursue ECH on this site. Otherwise EHA will develop for general needs housing.
• Site Ownership:	Private – to be acquired by EHA October 0216
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: Yes Shadow Programme Opportunity: Potentially “Credit Crunch” Impact: None identified.
• Deliverability:	Dependent on need for ECH if not possible to provide HWC.
• Need:	Strong demand for general needs plus ECH as evidenced by consultant report.
• Strategic Fit:	Links in with Aims and Key Objectives of SBC - LHS and IJB-SP
• Impact:	High positive impact to sustain local people in the Galashiels..
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications
	

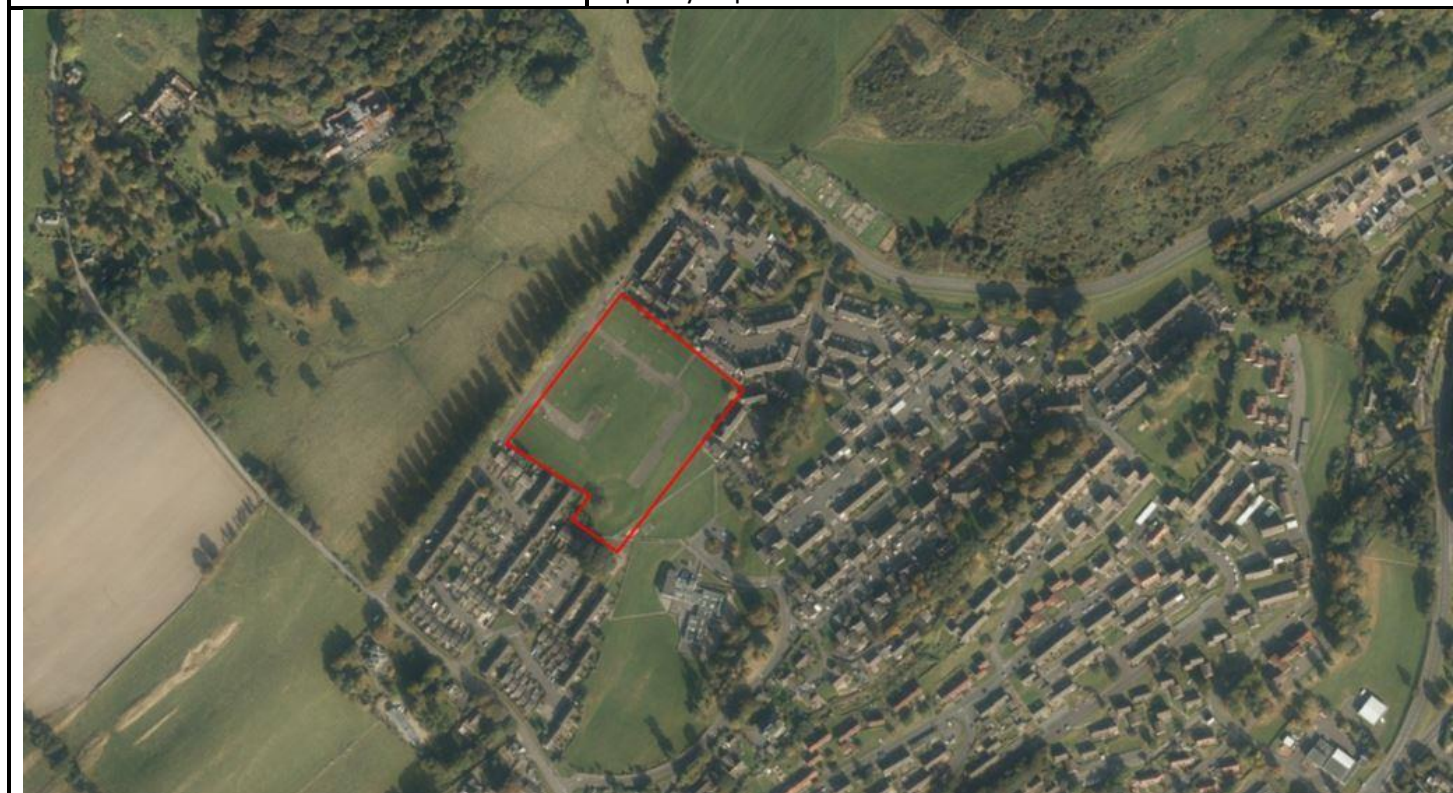


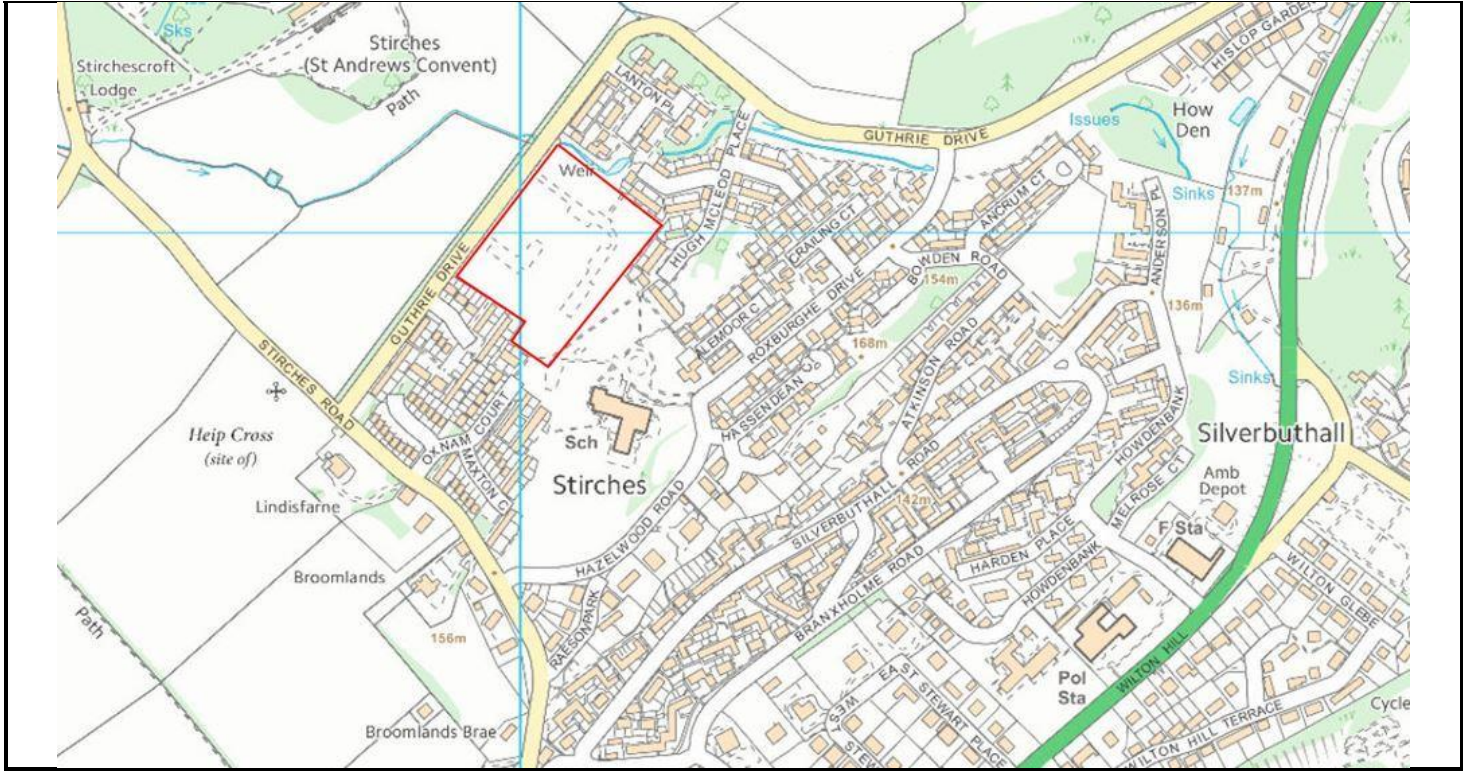
Project: Nethershot, Kelso (adjacent to New High School site)	
Location Plan	
• Co-ordinates	X: 372349 Y: 635103
• Local Plan Reference	AKELSO21
• Site capacity:	30 units
• Type of development:	General Needs family housing; Wheelchair housing
• Tenure:	Rent: 30 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 20172/018
	Start: 2018/2019
	Completion: 2019/2020
• Site description:	Green-field part of larger private development; Affordable housing element;
• Constraints	Dependant on developer
• Site Ownership:	Private
• Housing Market Area	Central
• Other Information	Links in with wider strategy for Land banking Opportunity: High 2016/2017 Shadow Programme Opportunity: Medium 2017/2018
• Deliverability:	Probability - 50% in year 3-4
• Need:	Strong local need
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications




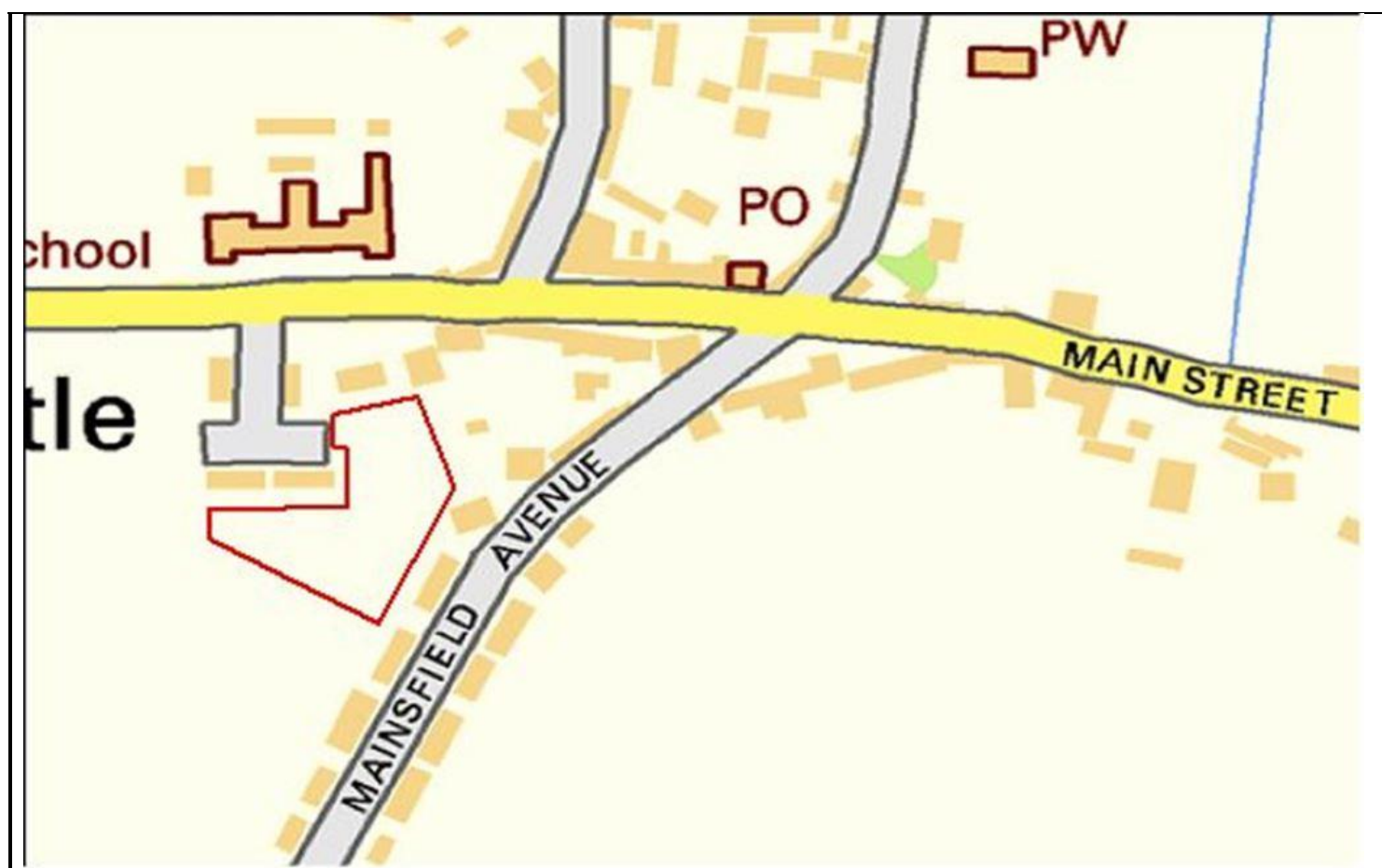



Project: Potential extra care housing – Stirches Hawick.	
Location Plan	
• Co-ordinates	X: 350038 Y: 615987
• Local Plan Reference	RHA25B
• Site capacity:	To be confirmed
• Type of development:	Extra care housing = flats
• Tenure:	Rent: 36 units to be confirmed
	Shared Equity: 0 units
	Other: MMR 0 units
• Programme:	Acquisition: 2022 to be confirmed
	Start: 2022
	Completion: 2024
• Site description:	Uncompleted housing site.
• Constraints	HWC or ECH RSL delivery partner to be agreed
• Site Ownership:	SBC. [former HRA retained site]
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Already in SBC ownership. Shadow Programme Opportunity: Potentially could be developed quickly. “Credit Crunch” Impact: None identified .
• Deliverability:	Dependent on need for ECH if not possible to provide HWC.
• Need:	Strong demand. Evidenced by consultants report
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and SP
• Impact:	High positive impact to sustain local people in the Hawick locality.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there are no adverse equality implications

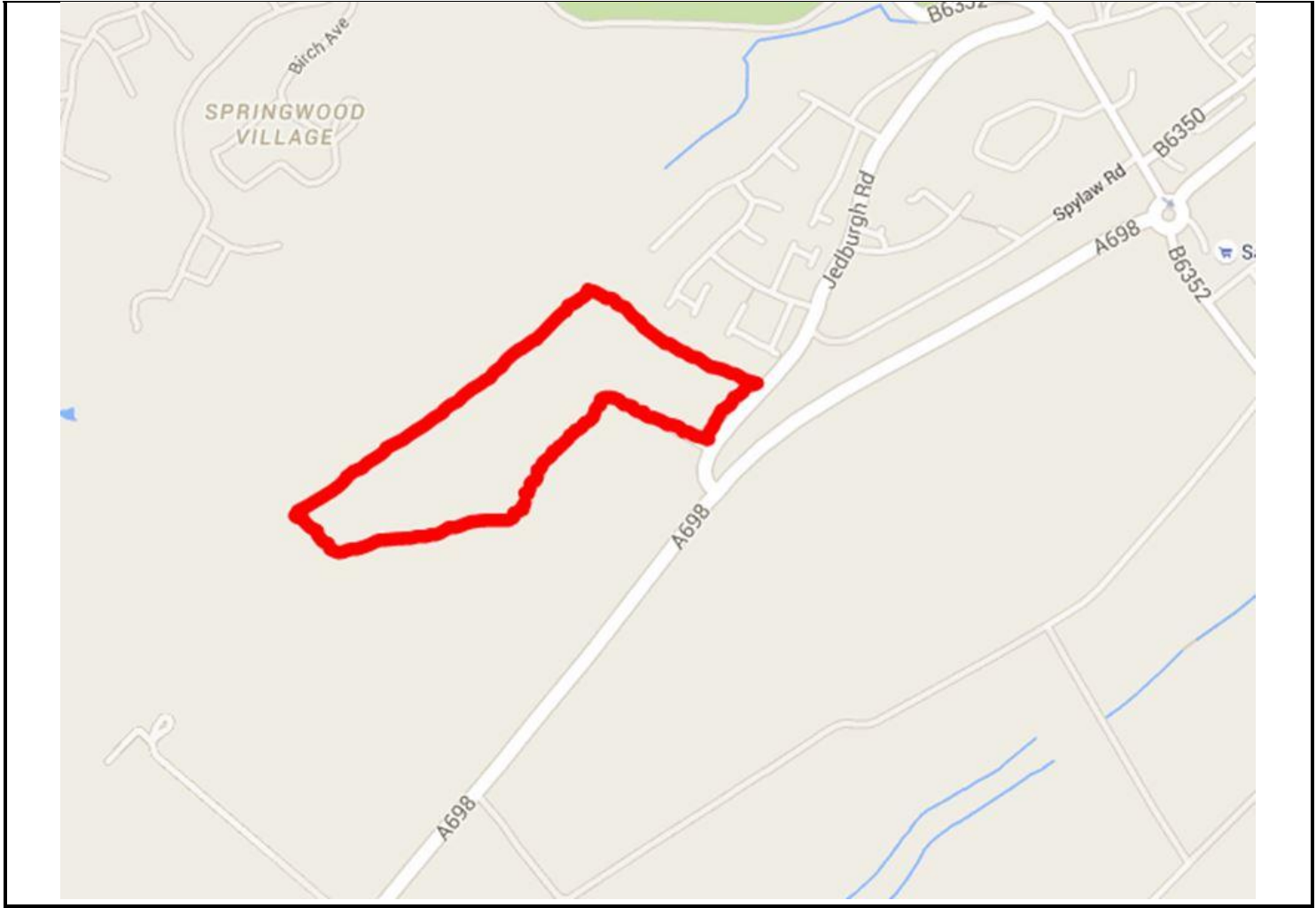





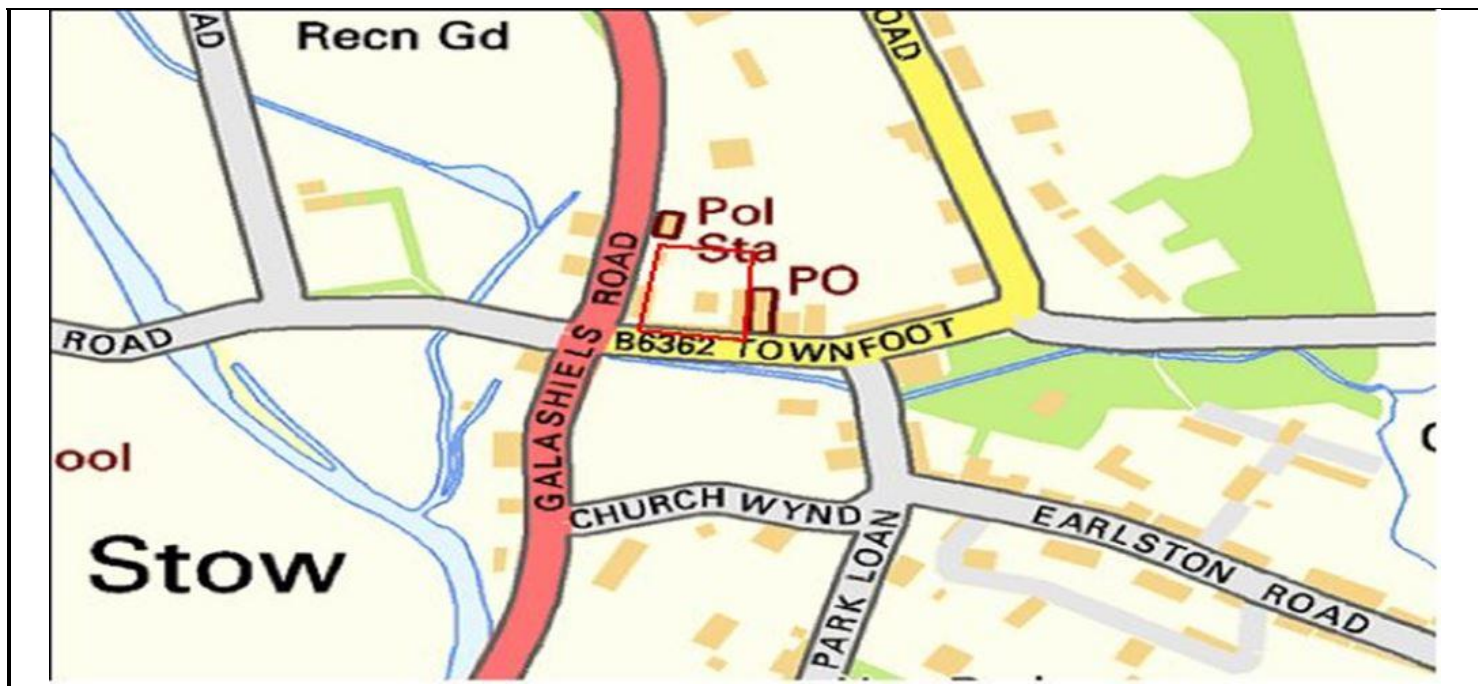
Project: Renwick Gardens, Morebattle	
Location Plan	
• Co-ordinates	X 376,989 : Y 624,843
• Local Plan Reference	RM06B
• Site capacity:	8 units
• Type of development:	Houses/Cottages
• Tenure:	Rent: 8 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: N/A
	Start: 2017/2018
	Completion: 2018/2019
• Site description:	Flat green-field
• Constraints	Sewerage capacity – in discussion with SW to resolve
• Site Ownership:	EHA
• Housing Market Area	Central
• Other Information	Land banking Opportunity: N/A Shadow Programme Opportunity: Project could be worked up as part of a rural housing programme and put on shelf ready to take up slippage; Earliest tender approval 2015/16 “Credit Crunch” Impact: N/A
• Deliverability:	Probability: 95% (once sewerage capacity available)
• Need:	Moderate demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Medium impact – will assist sustain local community.
	



Project: Wallacenick, Kelso	
Location Plan	
• Co-ordinates	X: 373360 Y: 634214
• Local Plan Reference	RKE15F and AKELS008
• Site capacity:	Up to 45 houses
• Type of development:	Houses
• Tenure:	Rent: 45 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2015/2016 - part
	Start: 2016/2017
	Completion: 2017/2018
• Site description:	Greenfield Site
• Constraints	Planning issues; resurrection of large Planning for large site in Kelso. 15% affordable requirement assumed
• Site Ownership:	Private
• Housing Market Area	Central
• Other Information	Landbanking opportunity: Low 2015/2016 Shadow Programme: unlikely
• Deliverability:	Probability: 50%
• Need:	Strong demand
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS and sites zoned for housing in Local Plan
• Impact:	Neutral
	

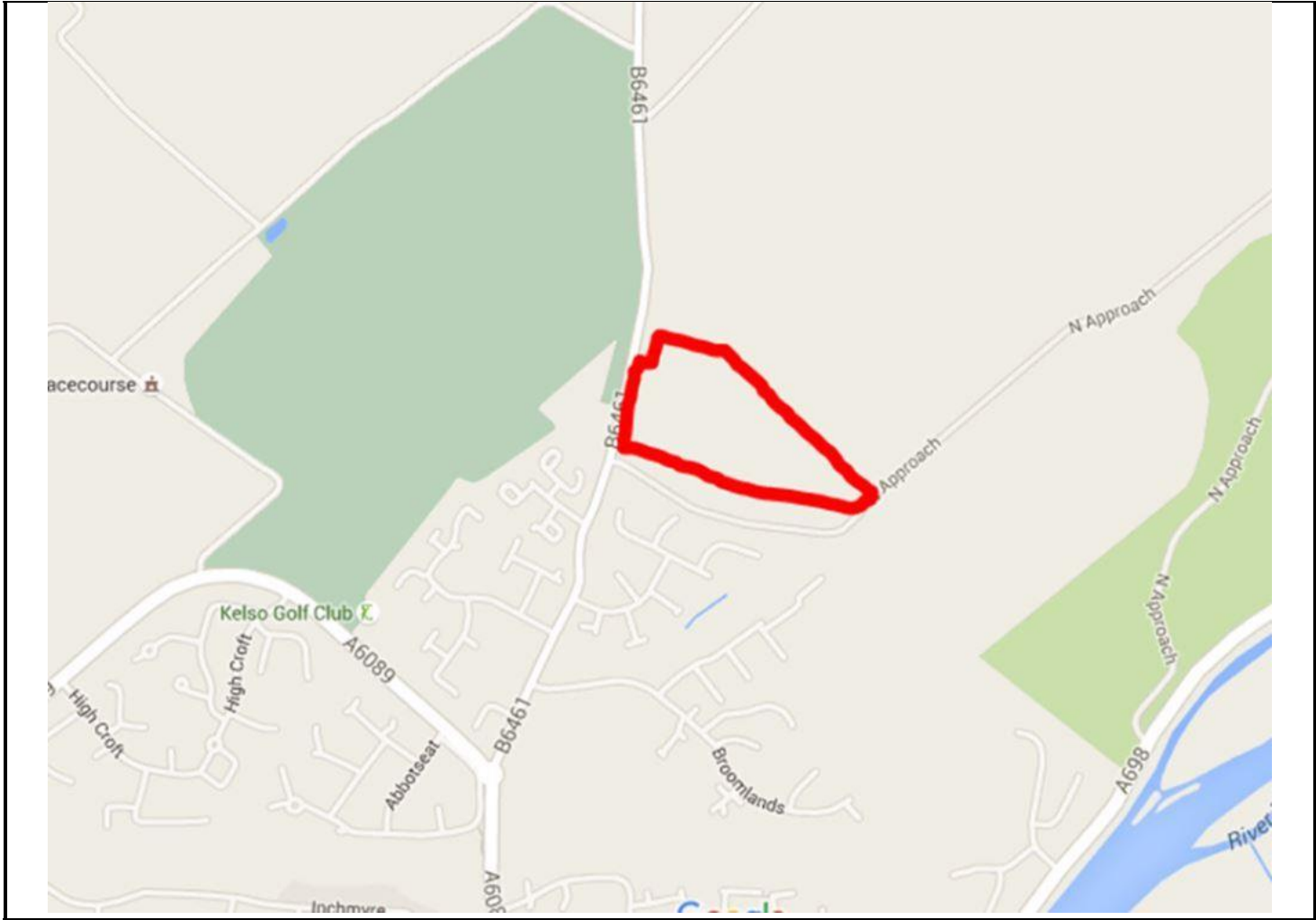


Project: The Royal Hotel, Stow	
Location Plan	
• Co-ordinates	X 345970 Y 644652
• Local Plan Reference	MSTOW001 – mixed use development
• Site capacity:	10 units (approx)
• Type of development:	Houses/Flats
• Tenure:	Rent: 10 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2016/2017
	Start: post 2016/17
	Completion: post 2016/17
• Site description:	Brownfield Site
• Constraints	Dependant on owner; EHA previous attempts to acquire have foundered on vendor's expectation of value; site however remains unsold
• Site Ownership:	Private
• Housing Market Area	Northern
• Other Information	Landbanking opportunity: Low 2016/2017 Shadow Programme: Low Local Councillor and SBC would support Affordable Housing on this site; sensitive site given length of time it has lain empty Possible SBC CPO
• Deliverability:	Probability: <50%
• Need:	Strong demand
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications
	



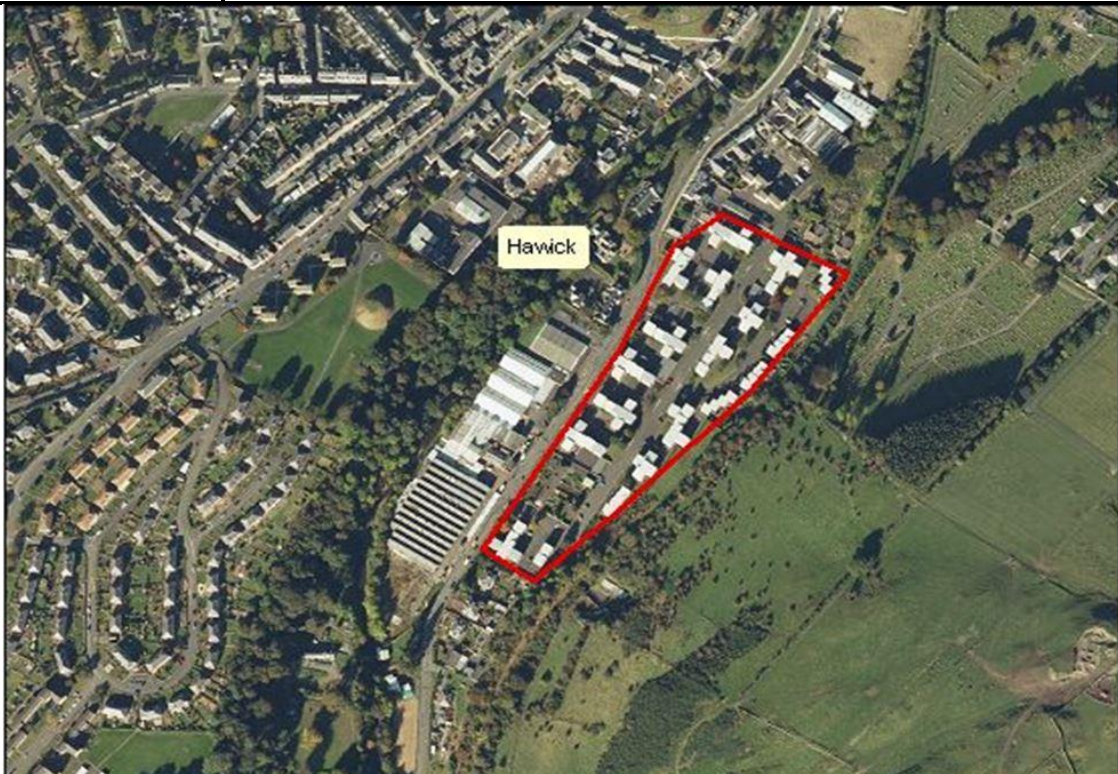
Project: Hendersyde, Kelso	
Location Plan	
• Co-ordinates	X: 373391 Y: 635370
• Local Plan Reference	AKELS022
• Site capacity:	Up to 30 houses
• Type of development:	General Needs Family Houses; Wheelchair housing
• Tenure:	Rent: 30 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2017/2018 - est
	Start: 2017/2018 - est
	Completion: 2018/2019 -est
• Site description:	Greenfield Site Part of larger private development. Affordable housing element
• Constraints	None known.
• Site Ownership:	Private
• Housing Market Area	Central
• Other Information	Landbanking opportunity: Medium 2016/2017 Shadow Programme: unlikely
• Deliverability:	Probability: 50%
• Need:	Strong demand
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS and sites zoned for housing in Local Plan
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications

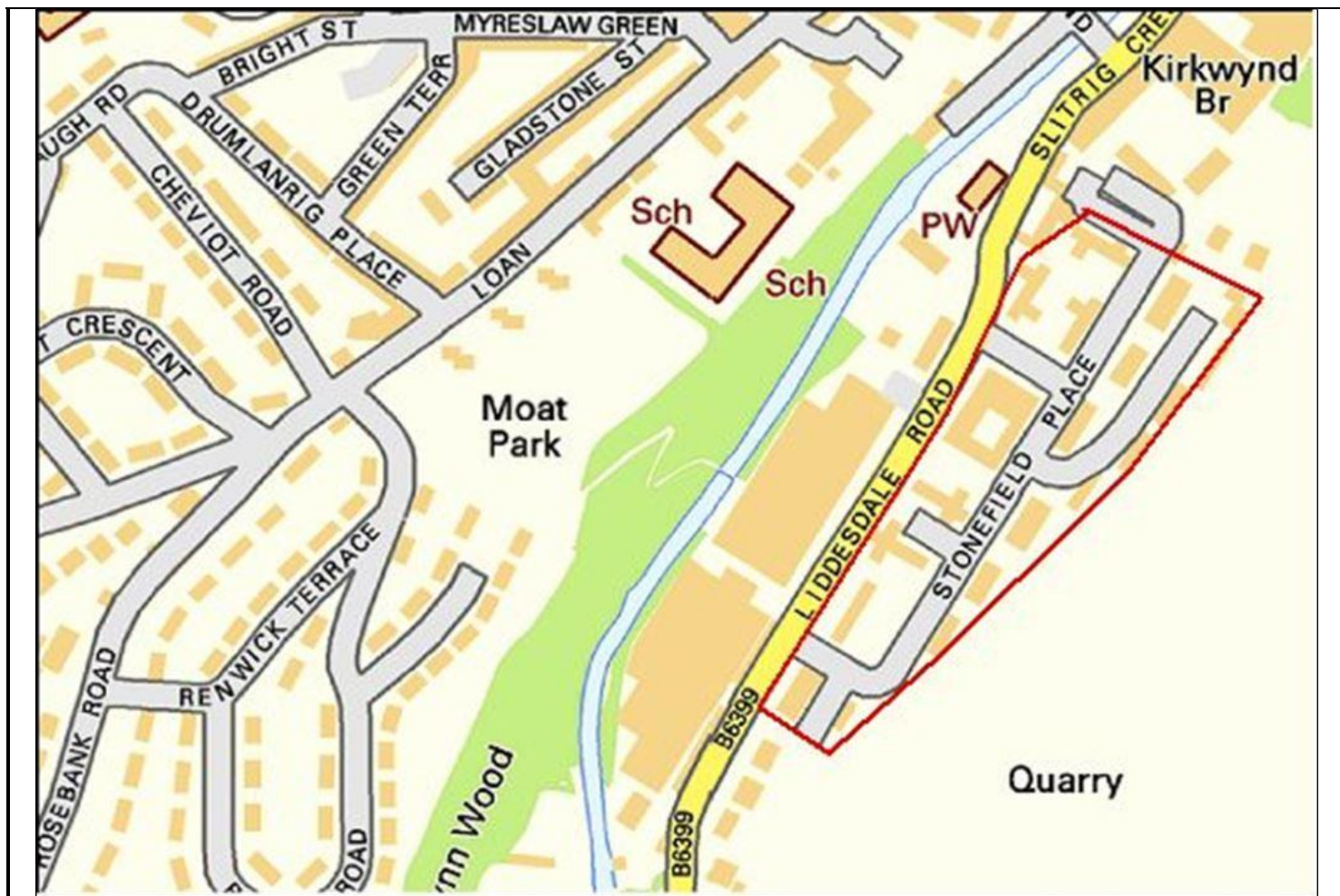





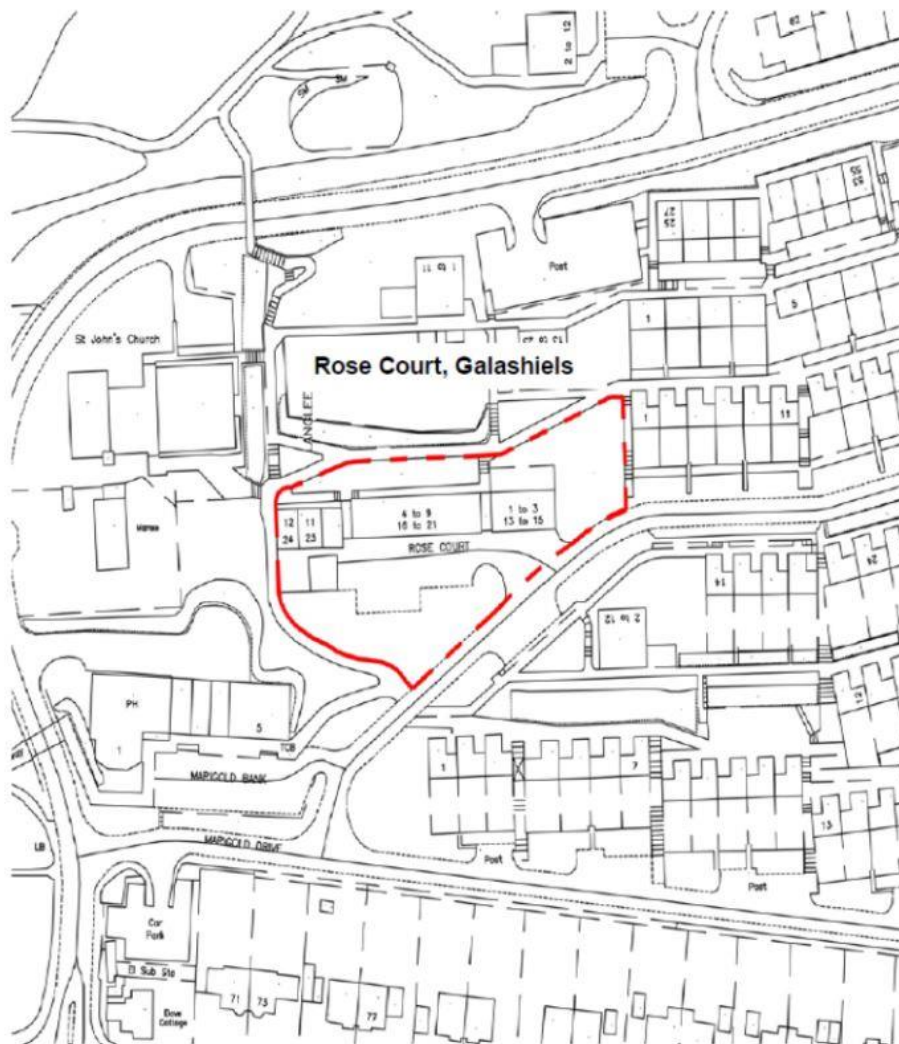
SBHA


Project: Stonefield Estate - Block Remodelling. Hawick	
Location Plan	
• Co-ordinates	X: 350240 Y: 614097
• Local Plan Reference	N/A
• Site capacity:	N/A
• Type of development:	Completion of programme of remodelling of flatted blocks to be retained.
• Tenure:	Social Rent: 18 units - [6 per block]
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Owned by SBHA
	Start: 2017 [Block 7]
	Completion: 2017 [Block 7]
• Site description:	Area regeneration of former Council Housing Estate.
• Constraints	2 RTB owners still own flats in block 5 and 6. SBHA to negotiate acquisition of these 2 flats.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Already in SBHA ownership. Shadow Programme Opportunity: Potentially. Subject to acquisitions being secured. "Credit Crunch" Impact: None identified .
• Deliverability:	Block 7 anticipated start on site Jan 2017. Blocks 5 and 6 subject to RTB flats being acquired by SBHA.
• Need:	Evidenced by SBHA information.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and SP
• Impact:	High positive impact to sustain local people in the Hawick locality, and complete planned block improvement / remodelling programme.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there are no adverse equality implications

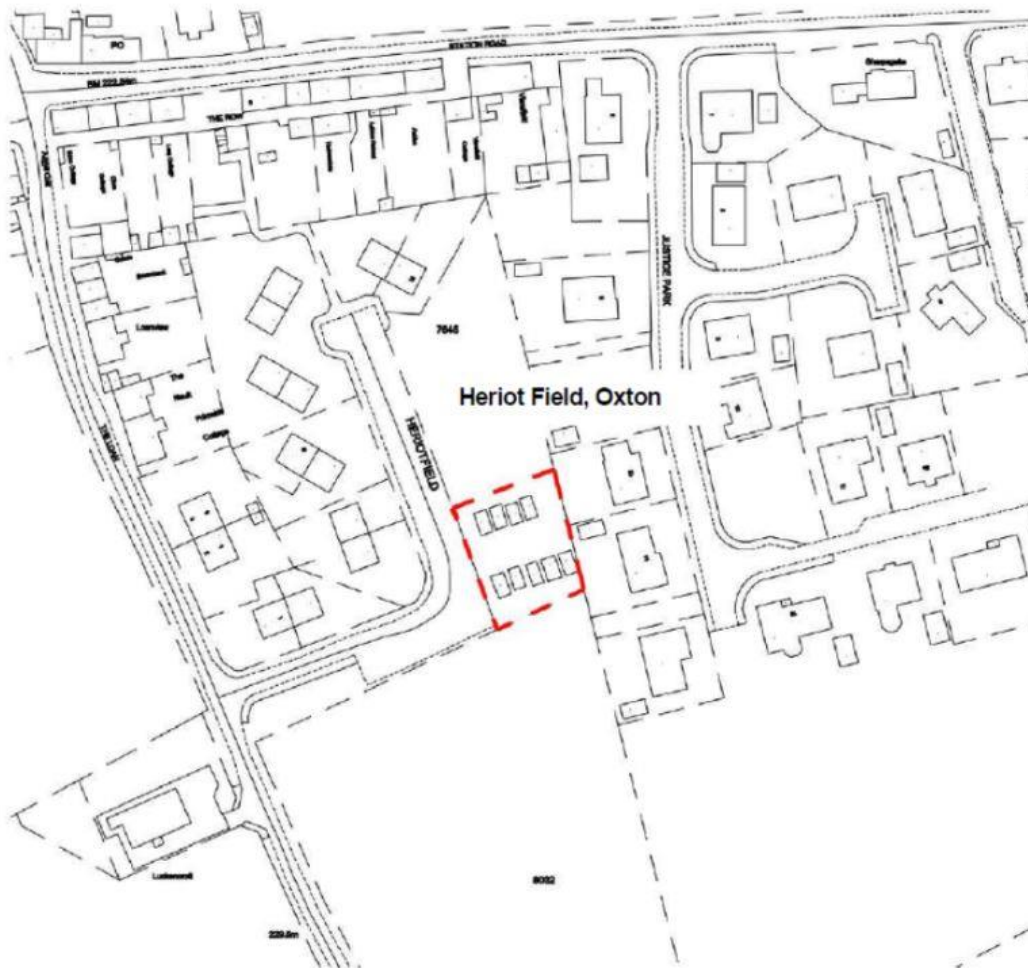




Project: Rose Court Galashiels	
Location Plan	
• Co-ordinates	X: 351022 Y: 635719
• Local Plan Reference	RJ30B
• Site capacity:	8-18 New build units
• Type of development:	Demolition of existing block and new build development
• Tenure:	Rent: 8-18 units
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: Owned
	Start: 2016/17
	Completion: 2017/18
• Site description:	Brownfield
• Constraints	None
• Site Ownership:	SBHA
• Housing Market Area	Central
• Other Information	Landbanking opportunity: N/A Shadow Programme Opportunity: Project could be accelerated. Funding Streams and issue (tbc)
• Deliverability:	Probability: 100% in year 2-3
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications
	

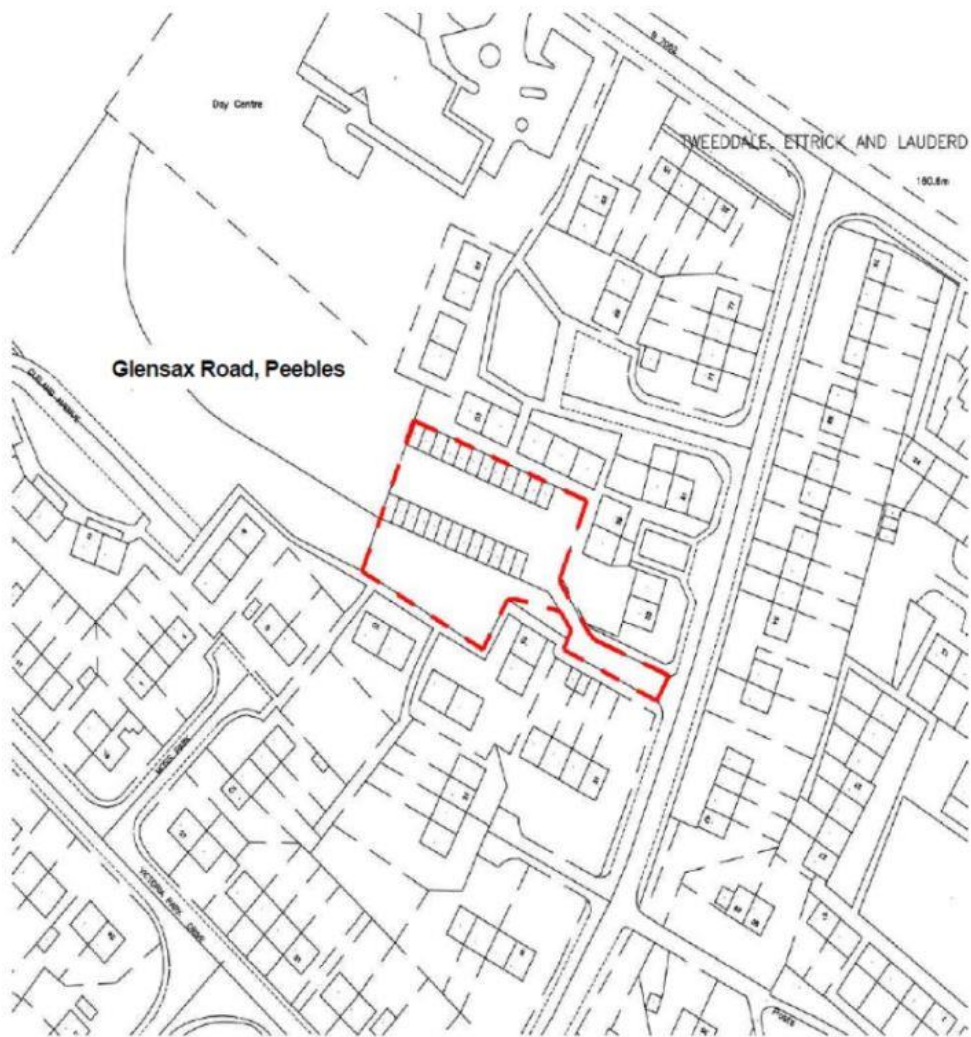


Project: Heriot Field, Oxton	
Location Plan	
• Co-ordinates	X: 349804 Y: 653407
• Local Plan Reference	
• Site capacity:	4 New build units
• Type of development:	Demolish existing garages and develop new build houses
• Tenure:	Rent: 4 units
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: Owned
	Start: 2017/18
	Completion: 2017/18
• Site description:	Brownfield
• Constraints	None
• Site Ownership:	SBHA
• Housing Market Area	Central
• Other Information	Landbanking opportunity: N/A Shadow Programme Opportunity: Project could be accelerated. Funding Streams and issue (tbc)
• Deliverability:	Probability: 100% in year 4
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications
	



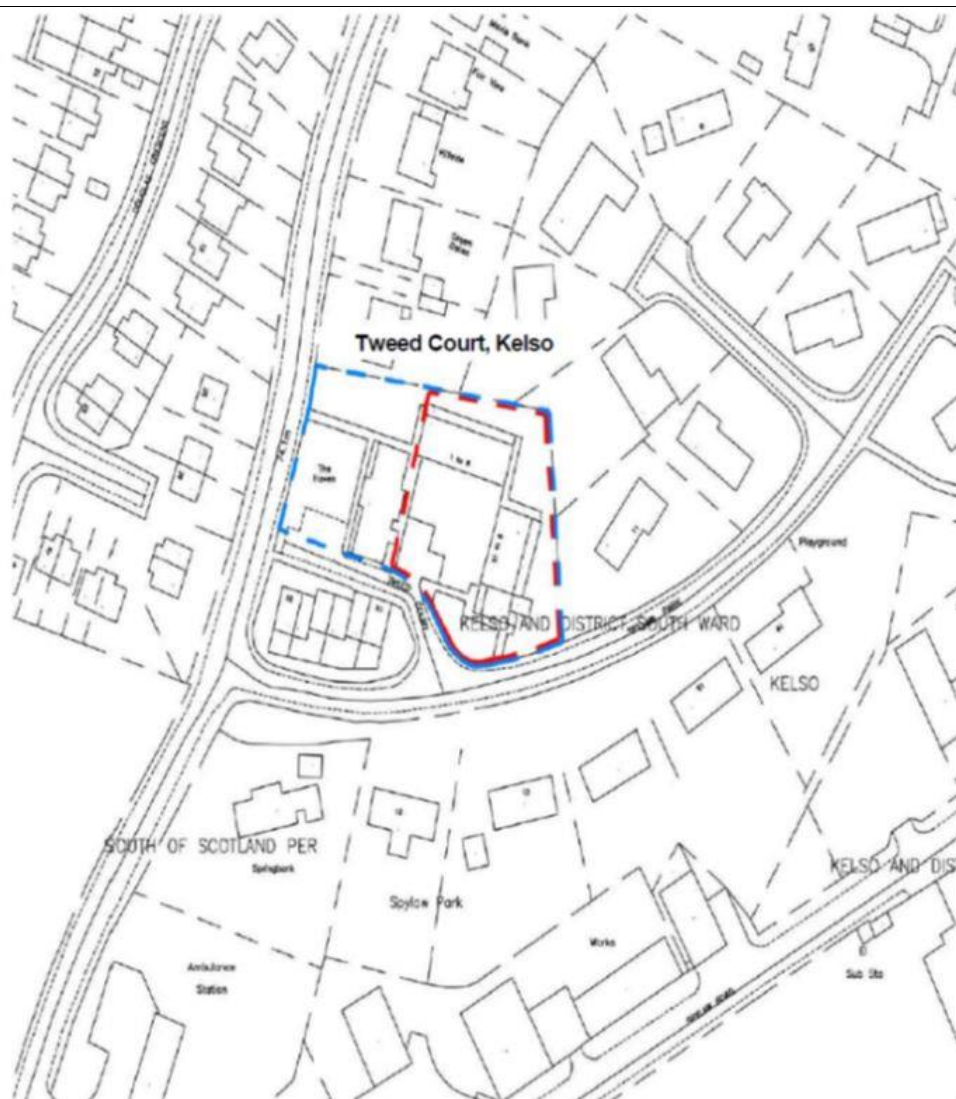
Project: Glensax Road, Peebles	
• Co-ordinates	X: 325625 Y: 639893
• Local Plan Reference	
• Site capacity:	6 new build units
• Type of development:	Demolish existing garages and develop new build houses
• Tenure:	Rent: 6 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Owned
	Start: 2019/20
	Completion: 2019/20
• Site description:	Garage site
• Constraints	None
• Site Ownership:	SBHA
• Housing Market Area	Central
• Other Information	Landbanking opportunity: N/A Shadow Programme Opportunity: Project could be accelerated. Funding Streams and issue (tbc)
• Deliverability:	Probability: 100% in year 4
• Need:	Strong demand
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications




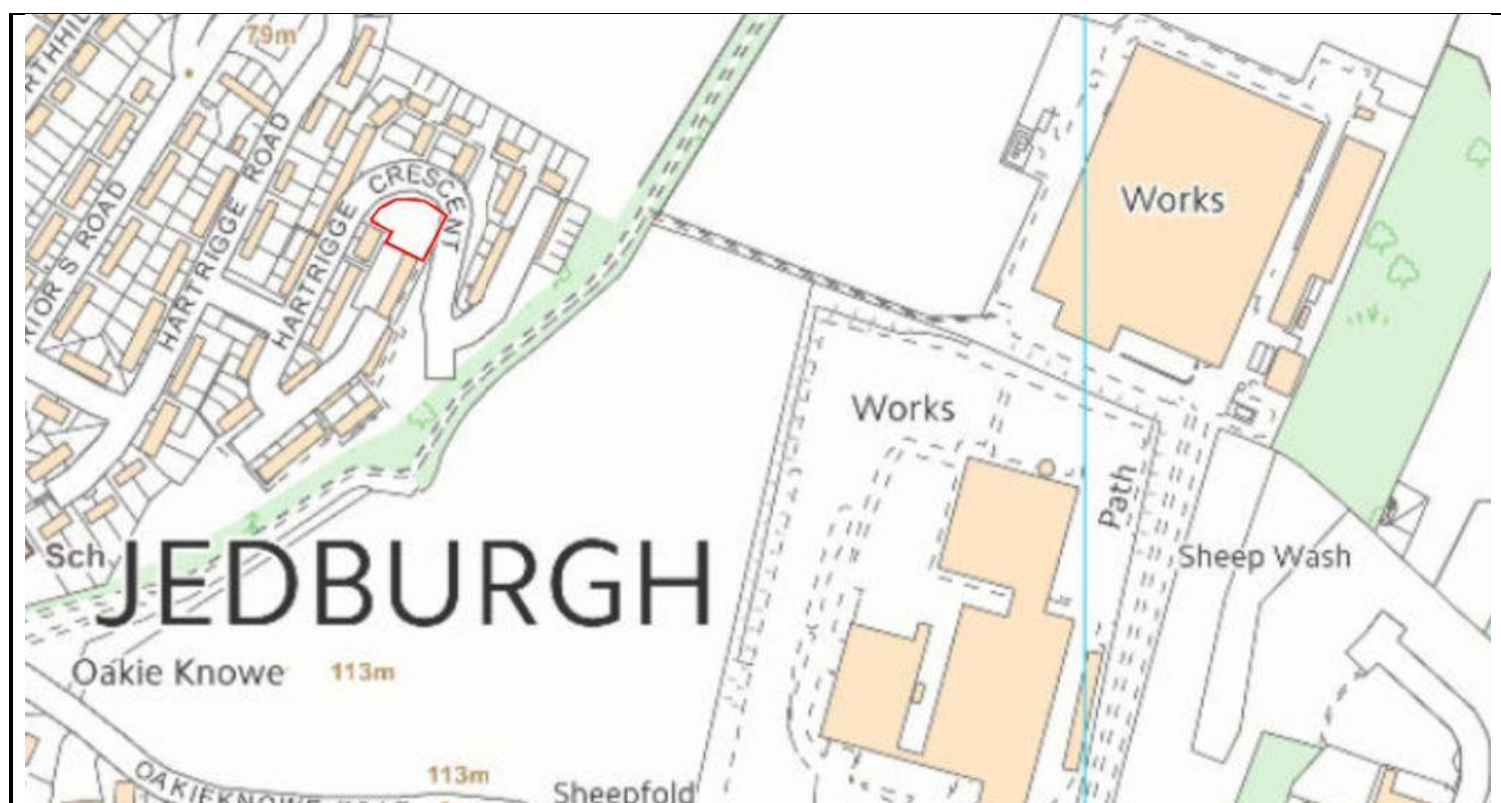


Project: Tweed Court, Kelso	
Location Plan	
• Co-ordinates	X: 372656 Y: 633055
• Local Plan Reference	
• Site capacity:	8 New build units
• Type of development:	At present possible part demolish and part new build
• Tenure:	Rent: 15-20 units
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: Owned
	Start: 2017/18
	Completion: 2017/18
• Site description:	Brownfield
• Constraints	Remodelling Phase – to accommodate approximately 6-7 no units in mix of 1,2 beds general needs houses
	New build – potential for mid-market new build units between 10-15 units
• Site Ownership:	SBHA
• Housing Market Area	Central
• Other Information	Landbanking opportunity: N/A
	Shadow Programme Opportunity: Project could be accelerated.
	Funding Streams and issue (tbc)
• Deliverability:	Probability: 100% in year 3-4
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications



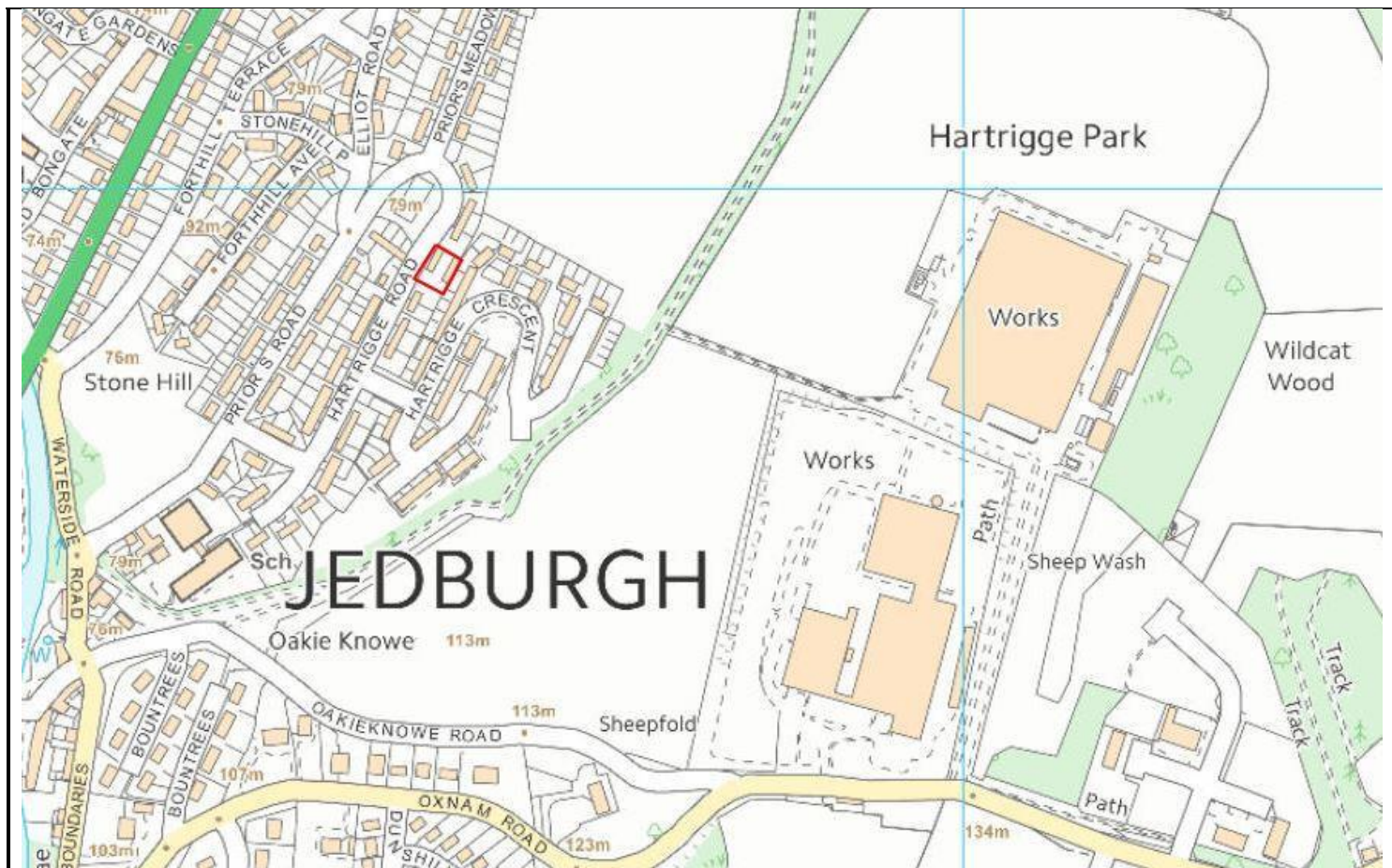


Project: Hartrigge Crescent, Jedburgh	
Location Plan	
• Co-ordinates	X: 365642 Y: 620886
• Local Plan Reference	
• Site capacity:	7 units
• Type of development:	7 Houses
• Tenure:	Rent: 7 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Already own land
	Start: At feasibility stage TBC for start
	Completion: At feasibility stage
• Site description:	Open grassed area accessed from Hartrigge Crescent
• Constraints	2 storey split level houses surrounding site. Privacy and overlooking issues to consider. New 2 storey split level houses should be in keeping with surroundings.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 No Land banking Opportunity: No Shadow Programme Opportunity: Yes "Credit Crunch" Impact: No Within settlement boundary. Flood Risk Officer has been consulted. Topographical Survey to be carried out.
• Deliverability:	At feasibility stage
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Jedburgh area.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications.
	



Project: Hartrigge Road, Jedburgh	
Location Plan	
• Co-ordinates	X: 365592 Y: 620937
• Local Plan Reference	
• Site capacity:	5 units
• Type of development:	1 House / 4 Flats
• Tenure:	Rent: 5 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: n/a
	Start: 2017/2018
	Completion: 2018/2019
• Site description:	Within settlement boundary and initial feedback is consideration as an infill site would be considered.
• Constraints	Roads have been consulted and initial feedback is to provide 2 spaces for each unit. Assessment of existing garage occupancy capacity to be carried out.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 No Land banking Opportunity: No Shadow Programme Opportunity: Yes "Credit Crunch" Impact: No
• Deliverability:	Probability: At feasibility stage
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Jedburgh locality.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications





Project: Queensway, Earlston	
Location Plan	
• Co-ordinates	X: 357812 Y: 638702
• Local Plan Reference	
• Site capacity:	Indicative 4 units
• Type of development:	2 x 2-storey 3-person homes or 4 x 2 apartment flats
• Tenure:	Rent: 4 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Already own land.
	Start: At Feasibility stage.
	Completion: At Feasibility stage
• Site description:	Generally flat site. Accessed from Queens Way.
• Constraints	Design and layout of redevelopment must respect local surroundings and access arrangements. Overlooking issues to be considered. Pedestrian access to garden of no 33 Queensway wayleave to investigate + discussion of this is to be retained.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 Unlikely to be required Land banking Opportunity: No Shadow Programme Opportunity: Yes "Credit Crunch" Impact: None
• Deliverability:	Probability: At feasibility stage
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Earlston locality.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project.





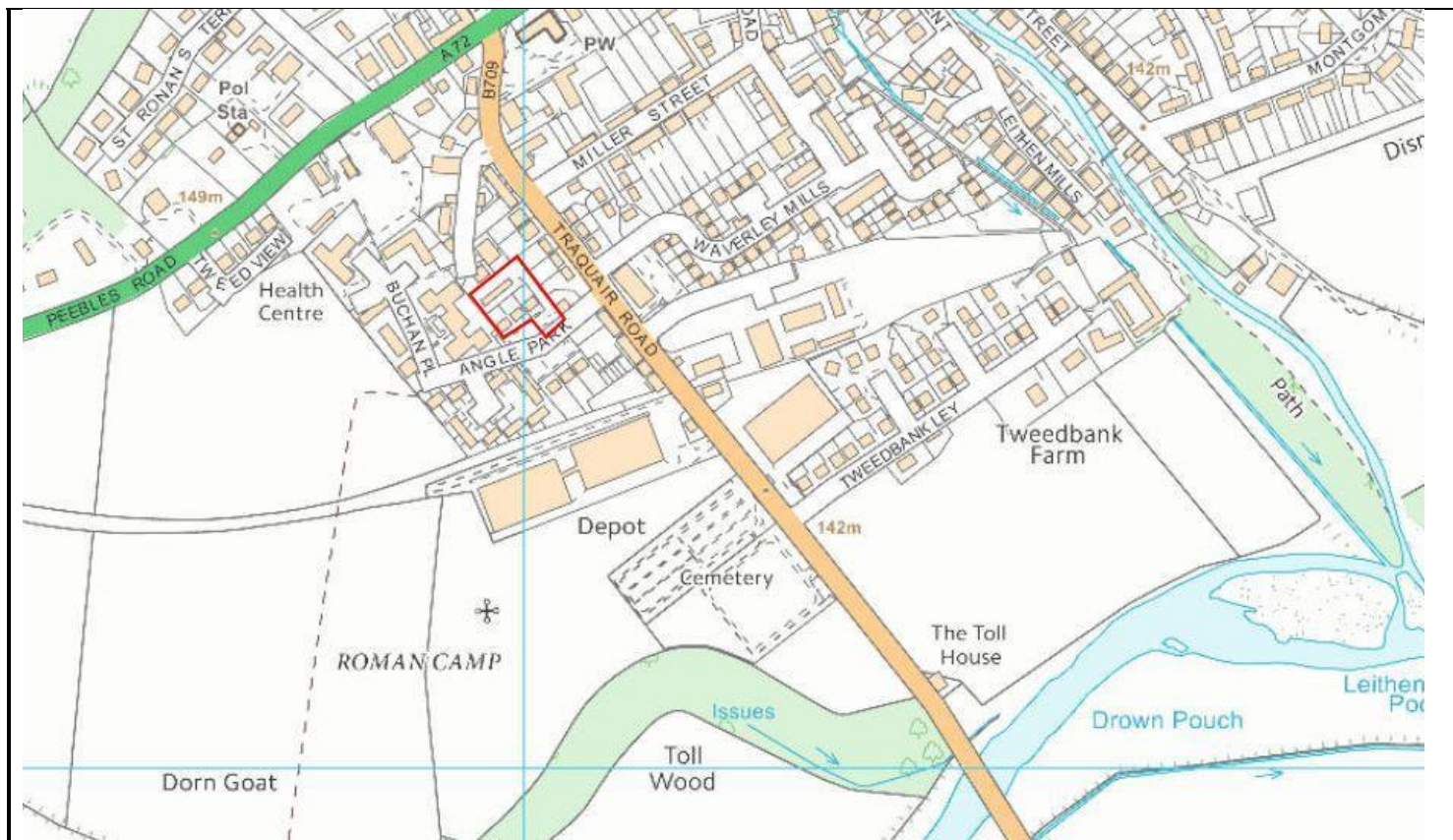
Project: Tarth Crescent, Blyth Bridge	
Location Plan	
• Co-ordinates	X: 313293 Y: 645439
• Local Plan Reference	
• Site capacity:	2 units
• Type of development:	3 bed Houses
• Tenure:	Rent: 2 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Already own Land
	Start: At Feasibility Stage
	Completion: At Feasibility stage
• Site description:	Open level ground.
• Constraints	Design and layout of redevelopment must respect local surroundings and access arrangements. Existing access visibility splay to be considered.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 No Land banking Opportunity: No Shadow Programme Opportunity: Yes "Credit Crunch" Impact: None Topographic survey to be carried out. Flood Risk Officer has been consulted. The site would be considered as part of SBC's Infill Development Plan criteria.
• Deliverability:	Probability: At Feasibility stage
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Blyth Bridge area.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications.





Project: Traquair Road, Innerleithen	
Location Plan	
• Co-ordinates	X: 332989 Y: 636360
• Local Plan Reference	
• Site capacity:	2 units
• Type of development:	2 Houses / Cottages
• Tenure:	Rent: 2 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Already own site
	Start: At feasibility stage
	Completion: At feasibility stage
• Site description:	Garage site within the settlement boundary. Initial feedback would be considered as an infill site.
• Constraints	Design and layout of redevelopment must respect local surroundings and access arrangements. Roads to be consulted. Initial feedback is 2 parking spaces per unit.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 No Land banking Opportunity: No Shadow Programme Opportunity: Yes "Credit Crunch" Impact: None Site within settlement boundary and would be considered as part of SBC/s Infill Development Plan criteria. Flood Risk Officer has been consulted and indication it is outwith the 1:200 year flood risk area. Topographical Survey to be carried out.
• Deliverability:	Probability: At feasibility stage
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact due to need for affordable housing in this area.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project.





BHA

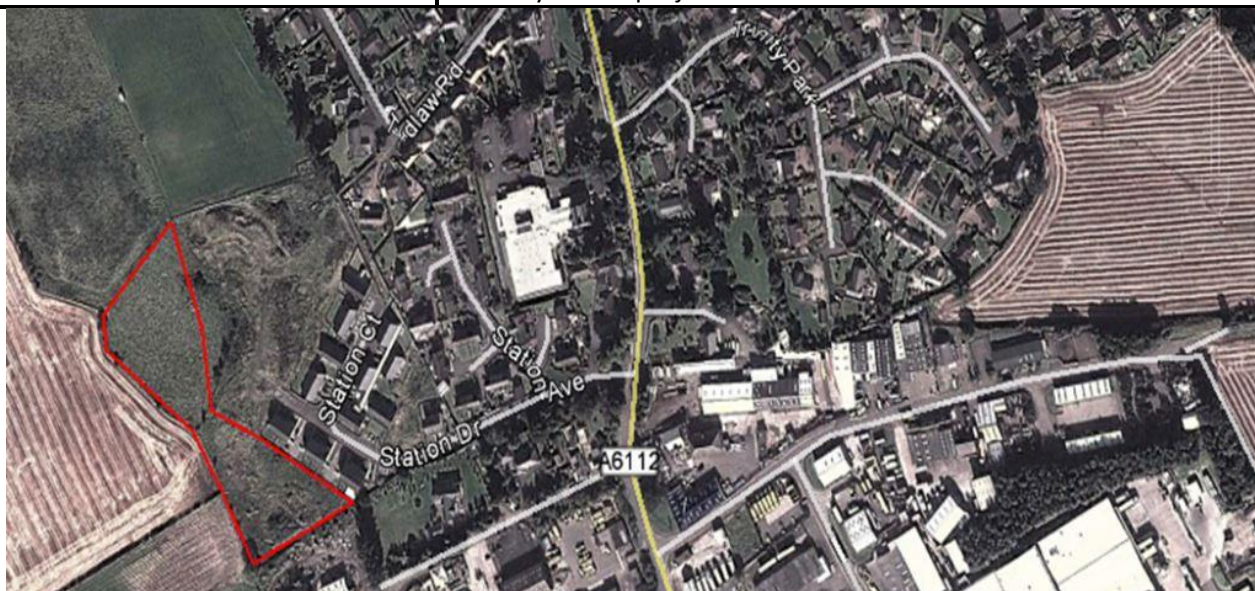
Acredale PHASE 03, Eyemouth	
• Co-ordinates	X: 393712 Y: 663983
• Local Plan Reference	
• Site capacity:	32 - 34 units potentially over two phases.
• Type of development:	Mainstream family houses (two and three bedroom) with one bedroom two in a block flats. Local requirements for particular needs will be considered.
• Tenure:	Rent: 24 units for Affordable Rent
	Shared Equity: 0 units
	Other: 10 units SBC MMR
• Programme:	Acquisition: Complete
	Start: March 2016
	Completion: Sept 2016
• Site description:	Southerly sloping greenfield site immediately adjacent to Acredale 2.
• Constraints	None.
• Site Ownership:	BHA
• Housing Market Area	Berwickshire
• Other Information	Homes to be of modular construction, highly energy efficient with all units built to Scottish Government Greener Standard.
• Deliverability:	Probability: 90%. This BHA owned southerly sloping site is immediately adjacent to Acredale 2 which is currently under development. Planning issues experienced with Acredale 2, mainly associated with flooding risk (now addressed) are largely avoided with Acredale 3 which sits at a higher level. Access is through the Hallydown Cres adjacent and through Acredale 2. Services are adjacent.
• Need:	There is a very strong demand in all Eyemouth Areas with an average of 55 applicants per let the highest number of applicants for a recent property being 106. Acredale phase 1, consisting of 19, 2 and 3 bedroom houses was completed in late 2007 had high levels of applicant demand. In addition approximately 50% of Section 5 referrals are for the Eyemouth area. This area is also very popular for migrant workers looking for family accommodation within the town. This provision plus later phases will assist in meeting some of the demand for housing within this area.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.

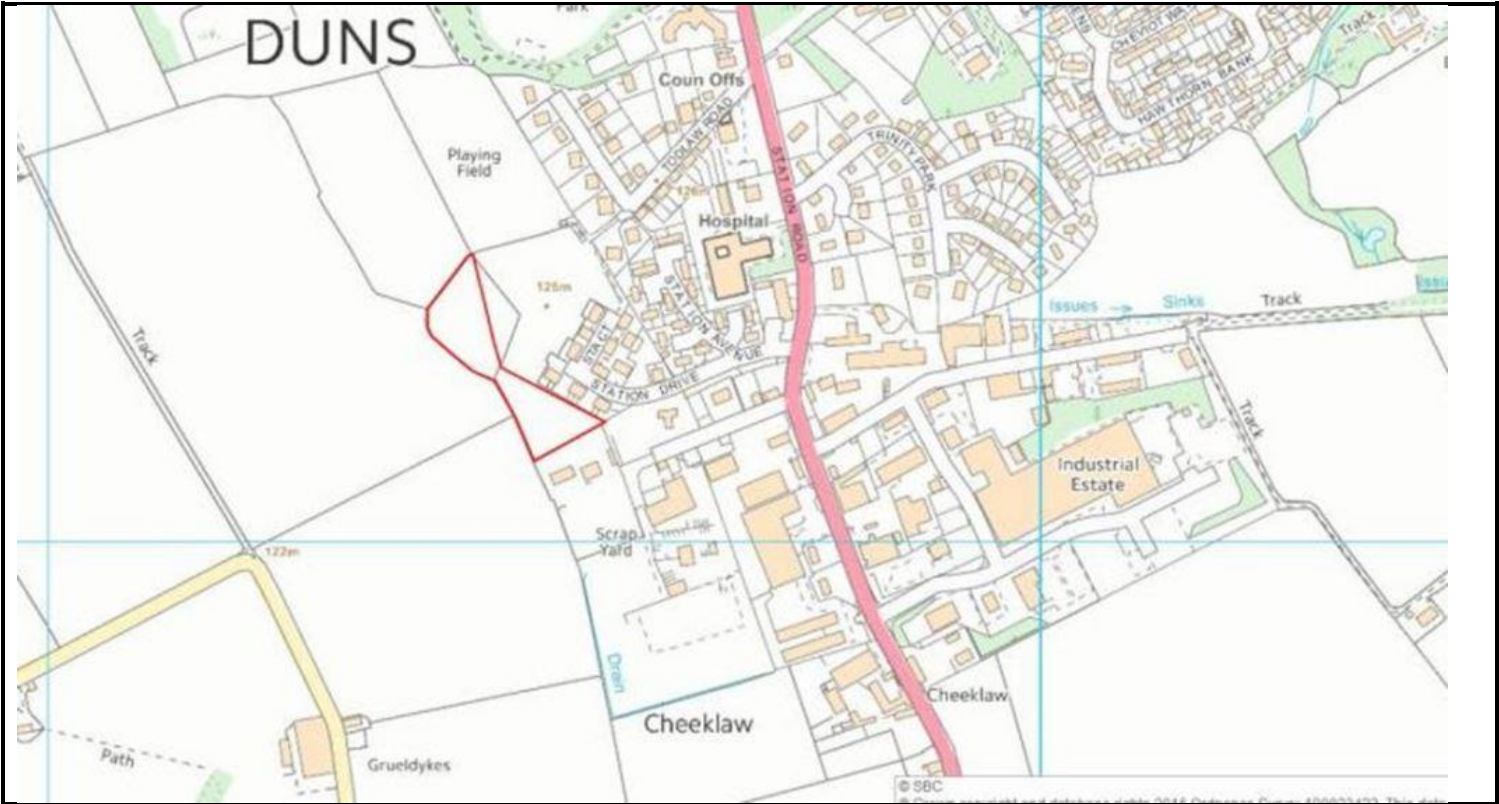




Accredale 3 labelled 2 above

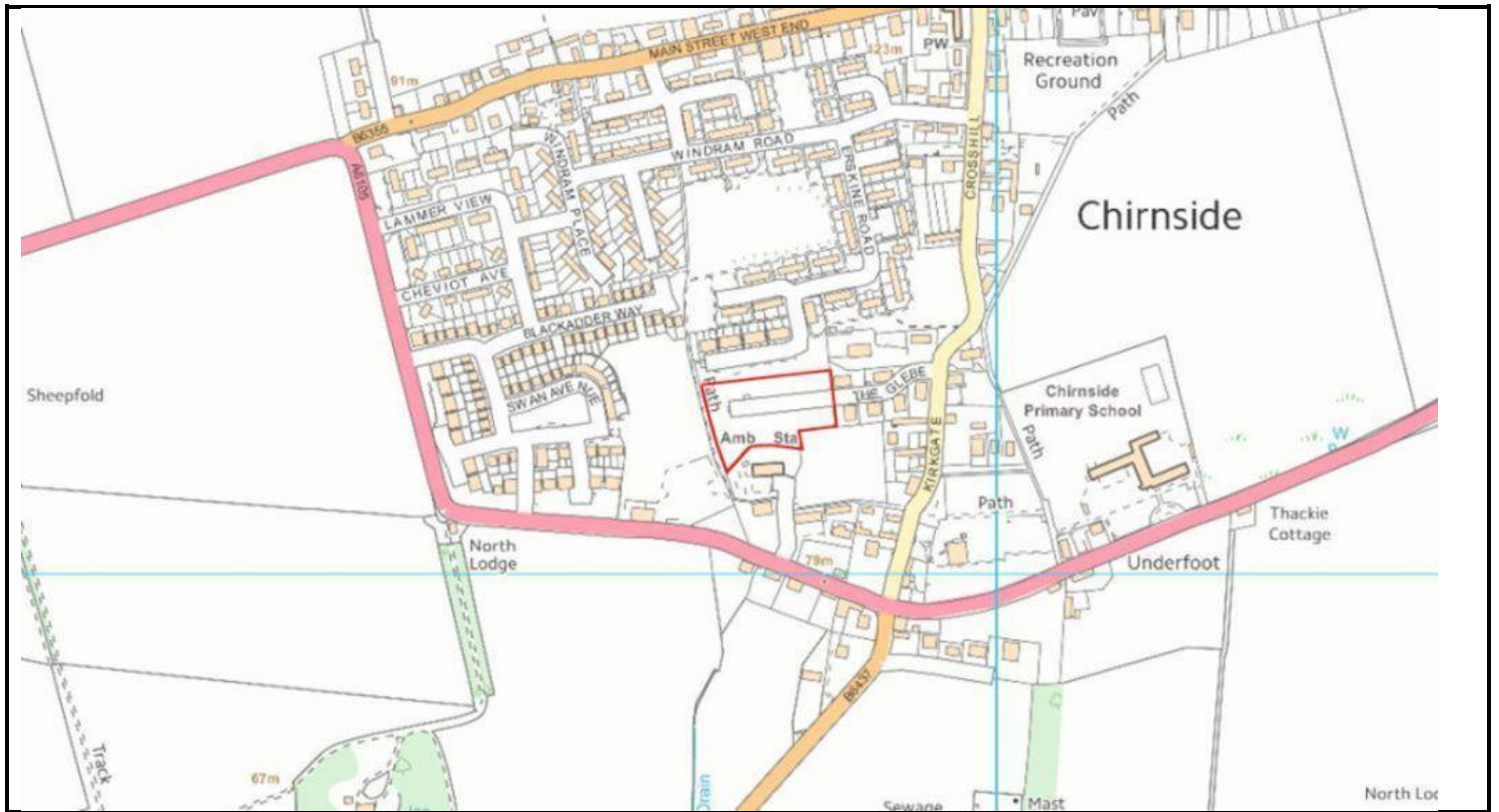
Todlaw Phase 4, Duns	
• Co-ordinates	X: 378432 Y: 653389
• Local Plan Reference	
• Site capacity:	19 units
• Type of development:	Mainstream general needs homes comprising two and three bedroom family accommodation and single bedroom 2 in a block flats. Local requirement for particular needs will be considered.
• Tenure:	Rent: 19 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: April 2017
	Completion: January 2018
• Site description:	Greenfield, BHA owned site with gentle slope to south, close to town centre amenities, primary school + new high school
• Constraints	None
• Site Ownership:	BHA
• Housing Market Area	Berwickshire
• Other Information	All homes to Scottish Government Greener Homes Standard. Modular Construction
• Deliverability:	Probability: 80%. Site immediately adjacent to existing BHA homes and Todlaw 3a (under construction) and Todlaw 3b for which planning and building warrant has been secured.
• Need:	Duns is an area where there is a huge demand for all types of housing from single persons to family homes. Recently a 2-bed 4person property attracted 135 applicants with consistent high demand over the years. Since 2002 approximately 60% of housing in Duns has been allocated to persons with a priority pass and 25% of those were to Section 5 referrals/homeless persons. With approximately 44% of Migrant Workers registering in Berwickshire there is also a high demand for more family homes to support this vulnerable group of people in the community. With the requirements of the Homelessness Legislation and the abolition of priority need then there is an added demand for suitable family housing in Duns.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.



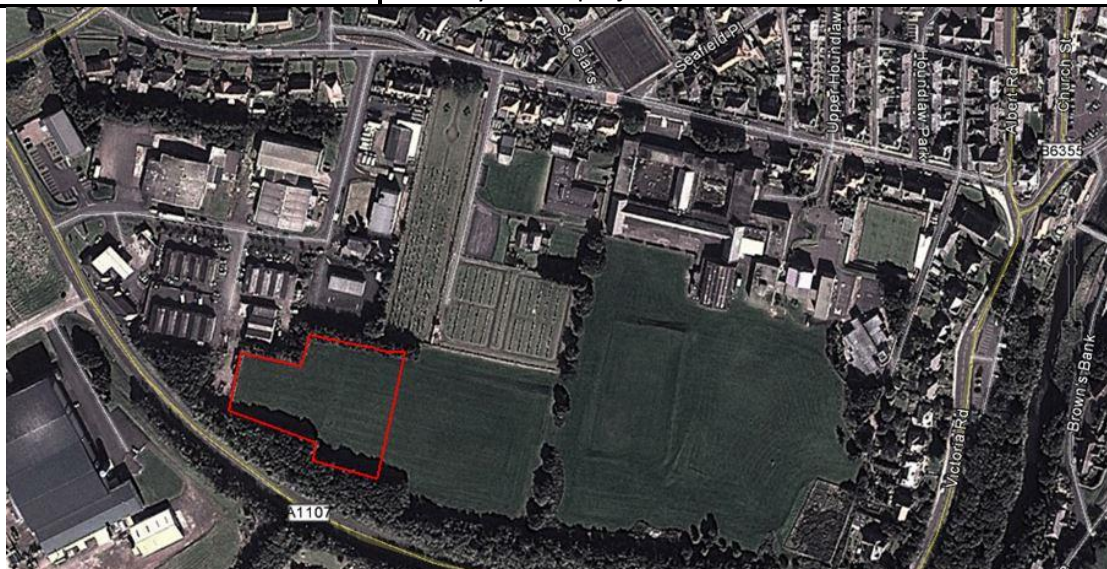


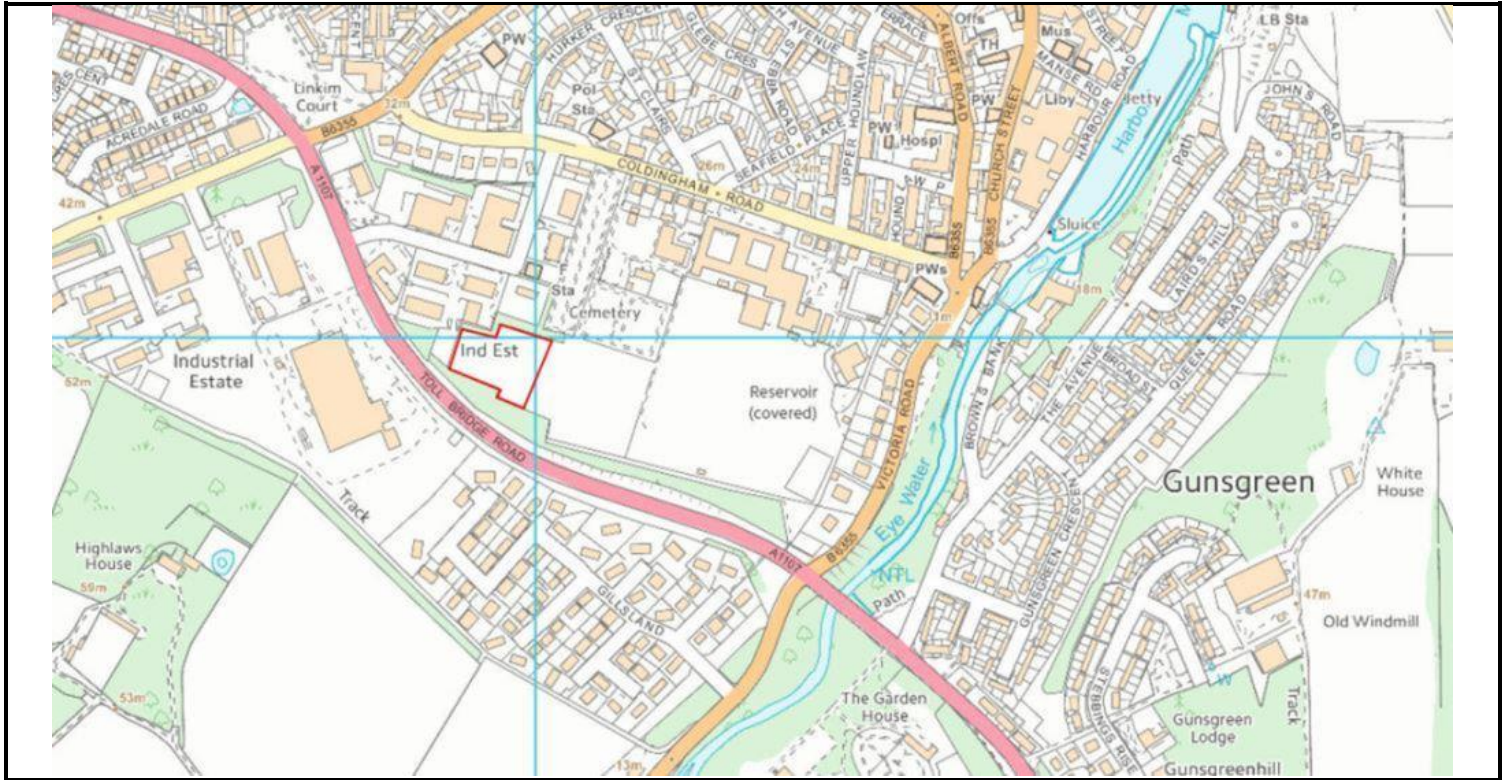
The Glebe, Chirnside	
• Co-ordinates	X: 386787 Y: 656184
• Local Plan Reference	
• Site capacity:	30 - 32 units potentially over two phases
• Type of development:	Mainstream family and one-bedroom 2 in a block cottage flats. Local requirement for particular needs will be considered.
• Tenure:	Rent: 30 - 32 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: April 2019
	Completion: Jan 2020
• Site description:	Fully serviced level site with road complete.
• Constraints	None
• Site Ownership:	BHA
• Housing Market Area	Berwickshire
• Other Information	The site was initially developed by BHA Enterprise as 12 large serviced plots for sale to accommodate Fjordhus homes but subsequently transferred to BHA. Development could be phased.
• Deliverability:	Probability: 80%. Finished road and services are in place and the site is zoned for housing in the local plan. Phase 2 could be accelerated.
• Need:	A recent housing needs study by the Rural Housing Service indicates high levels of housing need within Chirnside with 19% of households indicating housing need. BHA re-let data also demonstrates high levels of demand for housing of all types in this area. Recently a two bedroom bungalow attracted 70 applicants with an overall average 40 applicants per let.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





Former High School, Eyemouth	
• Co-ordinates	X: 394172 Y: 663966
• Local Plan Reference	
• Site capacity:	24 units
• Type of development:	Mainstream family houses (two and three bedroom) and one-bedroom 2 in a block flats. Proposed site for Extra Care Housing subject to funding.
• Tenure:	Rent: 24 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: April 2018
	Completion: Jan 2019
• Site description:	Brownfield site. Former High School site to be subject to master planning exercise.
• Constraints	None.
• Site Ownership:	BHA. Exact location of BHA site within larger site to be confirmed subject to masterplanning.
• Housing Market Area	Berwickshire
• Other Information	Homes to be highly energy efficient with all units built to Scottish Government Greener Standard.
• Deliverability:	Probability: 75% in year 5. Delivery subject to joint masterplanning exercise with SBC and the demolition of former school buildings which is now anticipated by March 2015. The siting of BHA homes is to be agreed as part of masterplanning but identified site is within BHA ownership.
• Need:	There is a very strong demand in all Eyemouth Areas with an average of 55 applicants per let the highest number of applicants for a recent property being 106. Acredale phase 1, consisting of 19, 2 and 3 bedroom houses was completed in late 2007 had high levels of applicant demand. In addition approximately 50% of Section 5 referrals are for the Eyemouth area. This area is also very popular for migrant workers looking for family accommodation within the town. This provision plus later phases will assist in meeting some of the demand for housing within this area.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





Lady Hall Road, Cockburnspath	
• Site capacity:	Not known
• Type of development:	Mainstream family homes
• Tenure:	Rent: Affordable Rent
	Shared Equity: 0 units
	Other: Not known
• Programme:	Acquisition: Private owner
	Start: 2019/20
	Completion: 2021/22
• Site description:	
• Constraints	Not known
• Site Ownership:	Private
• Housing Market Area	Berwickshire
• Other Information	All homes will be to Scottish Government Greener Standard.
• Deliverability:	Dependent on acquisition of site in 2016/17 then potential to deliver in 2021/22
• Need:	A recent housing needs study by the Rural Housing Service indicates very high levels of housing need within Co'path with 25% of households indicating housing need. There is a strong demand for housing of all types in this area with an average of 30 applicants per house let but with a low turnover particularly of smaller stock, much of the housing need is accounted for by sharing households, particularly adult children living with parents. There is little movement in the stock within Co'path as families want to remain in the village.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





Priory Bank / Hill View, Coldstream	
• Co-ordinates	X: 384285 Y: 640228
• Local Plan Reference	
• Site capacity:	10 units
• Type of development:	Mainstream family houses (two and three bedroom) with one bedroom two in a block flats. Local requirements for particular needs will be considered.
• Tenure:	Rent: 10 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: April 2019
	Completion: Jan 2020
• Site description:	Level site currently maintained mown grass. Site falls into two main sections with separate access to each.
• Constraints	None.
• Site Ownership:	BHA
• Housing Market Area	Berwickshire
• Other Information	Homes to be of modular construction, highly energy efficient with all units built to Scottish Government Greener Standard.
• Deliverability:	Probability: 90%. This BHA owned level site is immediately adjacent to BHA housing. Services are adjacent.
• Need:	There is strong demand Coldstream with an average of 30 applicants with higher demand for family accommodation. Population has grown significant (over 10%) between two last census with very limited additional affordable housing provision. Recent housing needs survey by Rural Housing Service demonstrated 14% of population in housing need.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





Beanburn/ Lawfield, Ayton	
• Co-ordinates	X: 392054 Y: 660901/ X: 391950 Y: 660961
• Local Plan Reference	
• Site capacity:	32 units
• Type of development:	Mainstream family houses (two and three bedroom) with one bedroom two in a block flats. Amenity housing as required
• Tenure:	Rent: 32 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: March 2019 Could be phased
	Completion: January 2020
• Site description:	Greenfield Site
• Constraints	None
• Site Ownership:	BHA
• Housing Market Area	Berwickshire
• Other Information	Homes to be of modular construction, highly energy efficient with all units built to Scottish Government Greener Standard
• Deliverability:	Probability: 85%. Current; subject to master planning exercise
• Need:	There is a strong demand for housing of all types in this area with an average of 52 applicant households for each unit let. Recently there were 87 applicants for a two bedroom bungalow and demand has been consistently high over the years. Outside of Eyemouth this settlement, on average, receives more applicants per unit than any other in Berwickshire
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.

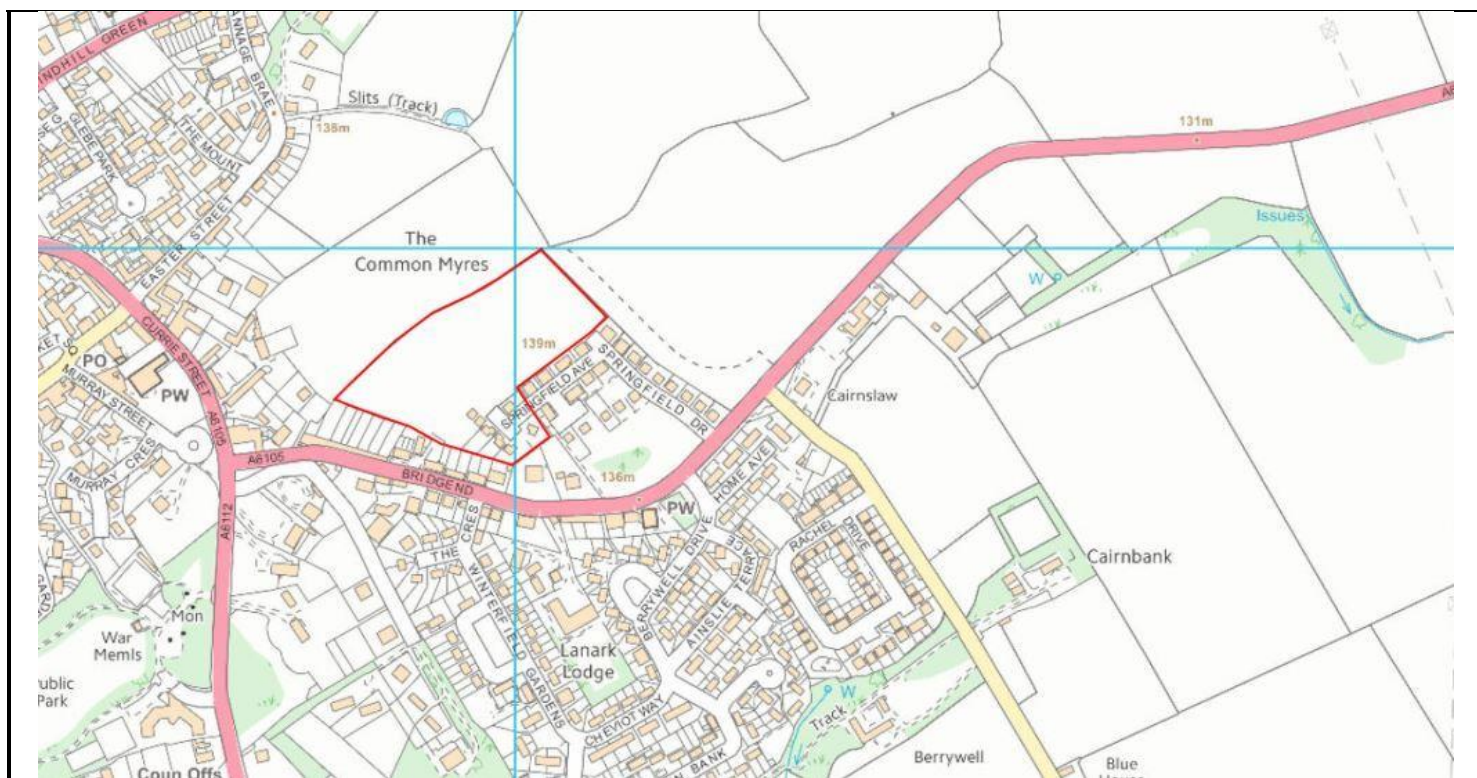




Project: Springfield Duns [Berwickshire HA]**Location Plan**

• Co-ordinates	X:379142 Y:653850
• Local Plan Reference	BD20B
• Site capacity:	10 units
• Type of development:	Houses / Cottages
• Tenure:	Rent: 10 units Social Rent Shared Equity: 0 units Other: 0 units
• Programme:	Acquisition: 2018/19 Start: 2019/20 Completion: 2020/21
• Site description:	Part of a larger stalled private sector site
• Constraints	None
• Site Ownership:	Developer owned
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 Yes Land banking Opportunity: No Shadow Programme Opportunity: No “Credit Crunch” Impact: None
• Deliverability:	Probability: 50% in 2018/19 onwards;
• Need:	Strong demand/To be considered in context of impact of other Duns projects
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





The rural proofing checklist

Consider all the questions below. Will your initiative encounter the challenges presented by rural circumstances? Some potential solutions are indicated to help you consider appropriate adjustments.

Name of policy/ strategy: Scottish Borders Strategic Housing Investment Plan (SHIP) 2017-22

Date checklist completed: 22 June 2016

Completed by: SHIP PROJECT WORKING GROUP (Cathie Fancy, Gerry Begg, Martin Wanless, Deborah Armstrong, Henry Coyle, Gregor Booth, Jean Gray, Ronnie Dumma, John Duncan)

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
1. Will the SHIP have a negative affect on the availability or delivery of services for people living in rural areas? In general the delivery of SHIP will have a positive effect, with developments in more rural locations and in less accessible rural locations.		✓	Summary of likely impacts:
			Summary of adjustments made:
			Other Comments:

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
2. Will access to the service be restricted for people living in rural areas? Not applicable			Summary of likely impacts:
			Summary of adjustments made:
			Other Comments:

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p>3. Will the cost of delivery be higher in rural areas (where customers are more widely dispersed or it is hard to be cost-effective)? If yes, how will this extra cost be met or lessened?</p> <p><i>Rural solutions: allow for higher unit delivery costs when calculating costs (e.g. a 'sparsity' factor) or when specifying cost-efficiency criteria; encourage joint provision to reduce costs.</i></p>	✓		<p>Summary of likely impacts:</p> <p>Increased building and management costs due to housing being located near to rural population by sustaining rural communities will reduce cost related to other services provided by public sector.</p>
			<p>Summary of adjustments made:</p> <p>Projects in this year's SHIP include all affordable methods of construction and renewable technologies.</p>
			<p>Other Comments:</p> <p>Most of Scottish Borders Council area is defined using Scottish Government urban/rural classification as being categories 5 and 6.</p>

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
4. Will the SHIP have a negative affect on the availability of affordable housing in rural areas? <i>Rural solutions: consider provision of alternative affordable rural housing solutions.</i>		✓	Summary of likely impacts: Outcomes of SHIP will have a positive impact in providing affordable rural housing completions
			Summary of adjustments made: a rural weighting has been developed in the Project Priority Assessment Matrix to ensure that rural projects are not disadvantaged. Mid Market Rent is included in this SHIP, both by RSLs and the Council.
			Other Comments: The SHIP will stimulate and drive the private market in delivering affordable housing to rural areas.

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p>5. Will the SHIP be delivered by the private sector, or through a public-private partnership or local institution that may limit provision in rural areas?</p> <p>Private sector has role to play through the provision of land through Section 75's and carrying out development but will not limit provision of affordable housing in rural areas.</p>		✓	Summary of likely impacts:
			Summary of adjustments made:
			Other Comments:

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
6. Does the SHIP rely on infrastructure for delivery (e.g. mobile phone coverage, broadband ICT, main roads, utilities) that may be limited in rural areas?	✓		Summary of likely impacts: Lack of infrastructure which impacts on development opportunity and timing of deliverability - lack of utilities in particular.
			Summary of adjustments made: Engaged utilities in the SHIP process and through regular meetings in order to identify project utility requirements availability to ensure deliverability. Infrastructure constraints are taken in to account in the Deliverability criteria assessment. Quarterly meetings are held with Scottish Water and SEPA. This SHIP will be supported by Scottish Government Infrastructure Funding.
			Other Comments:

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
7. Will the SHIP have a negative impact on rural businesses, or land-based businesses, (including the self-employed) and therefore, on rural economies and environments?		✓	Summary of likely impacts:
			Summary of adjustments made:
			Other Comments: Housing development will have positive impacts through economic enhancement and providing a range of different opportunities, which primarily create housing, jobs and sustainability of communities. It also Opportunities for diversification for traditional land based business (ie; farmers and forestry). In addition housing developments will create a ranges of training opportunities, including modern apprenticeships. Procurement processes may also seek to provide community benefits.

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p>8. What will be the impact of the policy on employment in rural areas?</p> <p>SHIP should have a positive impact on employment in rural areas, creating rural jobs and opportunities for rural businesses</p> <p>The SHIP provides affordable housing for people on lower incomes ensuring community sustainability and retaining social networks particularly in a low wage economy of Borders.</p>			Summary of likely impacts:
			Summary of adjustments made:
			Other Comments:

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
9. Is the SHIP to be targeted at disadvantaged people? If yes, how will it target rural disadvantage, which is not usually concentrated in neighbourhoods?			Summary of likely impacts:
			Summary of adjustments made:
			Other Comments: Helps to sustain communities and rebuild social networks and provides access to people on all levels of income.
10. Will the SHIP take into account the different size and needs of smaller rural schools and other service facilities? SHIP delivery vehicle for Local Housing Strategy which aligns with other plans and strategies.	✓		Summary of likely impacts:
			Summary of adjustments made:
			Other Comments:

Steps to take

1. Ensure you are clear about the objectives of the proposed policy, its intended impacts or outcomes (including which areas, groups or organisations should benefit) and the means of delivery.
2. Run through each question in the checklist, identifying where the proposed policy is likely to have a different impact in rural areas.
3. Where there is uncertainty or a potentially different (worse) impact, this should be investigated further (and included in the overall assessment of the costs and benefits of the policy).
4. Where the impact in rural areas will be significantly different, explore policy options to produce the desired outcomes in rural areas or avoid/reduce any undesirable impacts. This exercise may also highlight opportunities to maximise positive impacts in rural areas.
5. Feed the results of your appraisal, including solutions, into the decision-making process and ensure a record is kept, to be included in your Department's annual proofing report.

Scottish Borders Council

Stage 1 Equality Impact Assessment – Start Up

(For Early Proposals, Project Initiation, Start Up)

1.	Title of Proposal:	Strategic Housing Investment Plan (SHIP) 2017 - 2022
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(Please enter the title or reference for your proposal)

2.	Service Area: Department:	Housing Strategy and Services, Place The responsibility of developing the SHIP is Scottish Borders Council but its implementation is dependent on partnership working with a whole range of external organisations. Key partners include housing associations (RSLs), housing developers and various departments within SBC
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(Please enter the department/service area submitting the proposal)

3.	Description:	<p>Strategic Housing Investment Plans (SHIPs) are part of the Local Housing Strategy (LHS) process and set out the key development priorities in each local authority to inform Scottish Government housing investment decisions. SHIPs will be directly informed by the LHS and be developed in consultation with key stakeholders, these include; housing associations (RSLs), housing developers, private and voluntary sector service providers including information and advice providers, care and Repair, housing support providers, estate agents, letting agents and private landlords.</p> <p>The SHIP 2017-2022 aims to:</p> <ul style="list-style-type: none"> • Prioritise the delivery of affordable housing over the next five years • Form the basis for more detailed programme planning and prioritises projects. • Deliver on priority outcomes identified in the Local Housing Strategy • Highlight progress for delivery of affordable housing over 2014-2016. <p>Local Authorities are required to produce and submit a bi-annual SHIP update to the Scottish Government for review.</p>
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		<p>Scottish Borders Council has prepared this SHIP update in consultation with the SHIP Working Group in order to articulate how the Council will assist the Government in targeting its Affordable Housing Supply Programme and, how the Council's affordable housing investment needs identified in the Council's Local Housing Strategy (LHS) will be prioritised and delivered in practice over a five year period.</p> <p>This needs to be read in conjunction with the LHS which is published separately</p>
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(Please enter a full description of your proposal including its aims and objectives)

4.	Relevance to the Equality Duty. Do you believe your proposal has any relevance to the following duties of the Council under the Equality Act 2010? (If you believe that your proposal may have some relevance – however small please indicate yes)				
	Duty			Yes/No	
	Elimination of discrimination (both direct & indirect), victimisation and harassment. <i>(Could your proposal discriminate? Or help eliminate discrimination?)</i>			Yes. The implementation of the SHIP will have an impact on the whole population of the Scottish Borders as everyone needs a home	
	Promotion of equality of opportunity? <i>(Could your proposal help or hinder the Council with this)</i>			Yes. The development and implementation of the SHIP and the action plan will identify and promote equality of opportunity	
	Foster good relations? <i>(Could your proposal help or hinder the council's relationships with those who have equality characteristics?)</i>			Yes. The implementation of the SHIP is dependent on partnership working and requires engagement with a wide range of stakeholders. Through implementation there is also the potential to engage further and to build new relationships	
5.	Which groups of people may be impacted (both positively and negatively) if the proposal is advanced? (Please x all that apply).				
	Equality Characteristic	Impact			Description <i>Where you have identified a potential impact, please detail what you perceive this to be. Where an equality characteristic is potentially negatively affected, please explain how and the extent to which they may be negatively affected. If you are unsure of the answer please state this and recommend further investigation.</i>
		No Impact	Possible Positive Impact	Possible Negative Impact	
	Gender, People with Religious or		X		The delivery of new affordable housing improves the range and supply to housing for all. There is likely to be a positive impact on these groups, and outcomes will be monitored through the life

	other Beliefs, Pregnancy and Maternity, Sexual Orientation, Carers, Employees				span of the LHS (the overarching housing strategy) and through delivery of specific housing and support services.
	Age (Older or younger people or a specific age grouping)		X		Children (19,132), young people (15,370) and older people (24,936) account for 52% of the population of the Scottish Borders and will benefit from the successful implementation of the SHIP. Supply of new affordable housing that meets the needs of the communities should provide a range of choice of housing for families, which in turn should benefit the health and well-being of children, young people and older people. Older people are one of the key client groups identified in the Independent Living objectives of the LHS. It clearly identifies the projected growth of this client group and identifies actions which should help meet the housing needs of older people. This will require effective joint working with Health and Social Care (Integration), RSLs and other private and voluntary sector organisations. Older and other vulnerable people are prioritised for assistance and grants for housing improvement and adaptations through the Care and Repair Service.
	Disability e.g. Effects on people with mental, physical, sensory impairment, learning disability, visible/invisible, progressive or recurring		X		<p>The LHS sets out an assessment of housing and housing needs of these people with disabilities. The current SHIP is informed through evidence base from the LHS 2017-2022, the joint Strategic Needs Assessment, the Strategic Plan and the Housing need and Demand Assessment (HNDA)</p> <p>Recommendations from the HNDA identified further work that needs to be carried out on the housing need and demand of specialist housing provision. When this work is completed it will help inform the SHIP</p>
	Race Groups: including colour, nationality, ethnic origins, including minorities (e.g. gypsy travellers, refugees, migrants and asylum seekers)		X		<p>A key objective of the Local Housing Strategy, and therefore, the SHIP is to eliminate discrimination; therefore, the SHIP is intended to have a positive effect on the promotion of equality, and takes into account the needs of a range of households in local communities in the Scottish Borders</p> <p>Previous research commissioned by the Council's Strategic Housing Services into the Housing Needs of Minority Ethnic Communities in the Scottish Borders concluded that minority ethnic households see housing as becoming less affordable, and affordable homeownership options should be promoted to minority ethnic households. There is also some evidence that some ethnic minority families would like to access larger house sizes in the social rented sector. This position</p>

					has not changed.
	Poverty (people who are on a low income including benefits claimants, people experiencing fuel poverty, isolated rural communities etc)		X		The SHIP sets out priority areas for investment in housing, including rural areas. The LHS (which informs the development of the SHIP) recognises the needs of those on low income through the Housing Needs and Demand Assessment 2, identifying the number of households unlikely to be able to afford market housing and projecting the number of households that require affordable housing solutions.

6.	Mitigation	
	Where you have identified a potential negative impact, please detail what mitigations will need to be put in place in order for your proposal to progress. If you are unsure of the answer please state this and recommend further investigation.	
	Characteristic	Mitigation
	All	No negative impacts identified but the extent of the positive impacts through SHIP delivery for specific groups is generally unknown, however through the implementation of the Local Housing Strategy 2017-2022 there will be improved monitoring of outcomes for these groups is being put in place. A key objective of the Local Housing Strategy, and therefore, the SHIP is to eliminate discrimination; therefore, the SHIP is intended to have a positive effect on the promotion of equality, and takes into account the needs of a range of households in local communities in the Scottish Borders, for example, all new housing developed by Registered Social Landlords has been developed to the 'Housing for Varying Needs' standard to ensure that households with a physical disability are not discriminated against when trying to access affordable housing. In addition, RSLs will address specific needs of tenants in order that their home is able to meet their needs.

7.	How certain are you of the answers you have given?	
	Answer	Tick One
	Certain - I have populated the evidence base to support my answers.	✓

	Fairly Certain – but don't have concrete evidence to support my answers so would recommend further assessment is conducted if the proposal is progressed.	
	Not Certain – further assessment is recommended if proposal is progressed.	

Completed By			
Name	Cathie Fancy	Service Area.	Housing Strategy and Services
Post	Group Manager	Date	22 nd June 2016

Completed By			
Name		Service Area.	
Post		Date	

Completed By			
Name		Service Area.	
Post		Date	

This assessment should be presented to those making a decision about the progression of your proposal.

If it is agreed that your proposal will progress, you must send an electronic copy to corporate communications to publish on the webpage within 3 weeks of the decision.

For your records, please keep a copy of this Equality Impact Assessment form.

Strategic Environmental Assessment

SEA PRE-SCREENING REPORT

An SEA Pre-Screening Report is attached for the plan, programme or strategy (PPS) entitled:

Scottish Borders Council's Strategic Housing Investment Plan (SHIP)
2017-2022

The Responsible Authority is:

Scottish Borders Council

Pre-Screening has been undertaken in accordance with the Environmental Assessment (Scotland) Act 2005 Section 7 (1).

The pre-screening assessment identified no or minimal effects in relation to the environment hence the SHIP is exempt from SEA requirements under Section 7 (1) of the Act.

SEA PRE-SCREENING REPORT

Contact name

Cathie Fancy

Job Title

Group Manager, Housing Strategy and Services

Contact address

Scottish Borders Council
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Newtown St. Boswells
Melrose
TD6 0SA

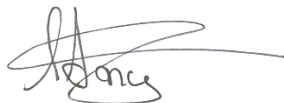
Contact tel no

01835 825144

Contact email

cfancy@scotborders.gov.uk

Signature
(electronic
signature
is acceptable)



Date

22 June 2016

SEA PRE-SCREENING REPORT - KEY FACTS

Responsible Authority	Scottish Borders Council		
Title of PPS	Scottish Borders Council's Strategic Housing Investment Plan		
Purpose of PPS	The SHIP sets out how investment in affordable housing will deliver the priorities in the Local Housing Strategy (LHS).		
What prompted the PPS (e.g. a legislative, regulatory or administrative provision)	Legislative Requirement		
Subject (e.g. transport)	Investment in Affordable Housing Development		
Period covered by PPS	2017-2022		
Frequency of updates	Biannual		
Area covered by PPS (e.g. geographical area – it is good practice to attach a map)	Geographical Boundary of Scottish Borders		
Summary of nature/content of PPS	The SHIP is the key document for targeting investment in Affordable Housing in the Scottish Borders. It shows how the affordable housing investment priorities set out in the Local Housing Strategy will be delivered in practice over 5 years from 2017-2022. The SHIP will include affordable housing supply through new provision and regeneration.		
Are there any proposed PPS objectives?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Copy of objectives attached	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Date	22 June 2016		

SEA PRE-SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of **Scottish Borders Council's Strategic Housing Investment Plan** is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS <div>Scottish Borders Council's Strategic Housing Investment Plan</div>		
RESPONSIBLE AUTHORITY <div>Scottish Borders Council</div>		
Criteria for determining the likely significance of effects on the environment refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects? YES/NO	Summary of significant environmental effects (negative and positive)
1(a) the degree to which the PPS sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	NO	<p>The Strategic Housing Investment Plan (SHIP) update 2017-22 articulates how the Council's affordable housing investment needs identified in the LHS are prioritised for investment and delivered at a local level.</p> <p>The SHIP will prioritise affordable housing and inform the Strategic Local Programme in order to meet the affordable housing supply targets set out in the LHS and as ranked by the Affordable Housing Project Priority Weighting Matrix (AHPWM)¹.</p> <p>The SHIP:</p> <ul style="list-style-type: none"> • Provides a practical plan detailing how the LHS investment priorities can be delivered; • Forms the basis for more detailed programme planning; and • Informs the allocation of

¹ Affordable Housing Priority Weighting Matrix developed by Scottish Borders SHIP Project Group

		<p>resources from a national to local authority level.</p> <ul style="list-style-type: none"> • Identifies the resources required to deliver the priorities. • Enhance the linkages between Planning and Housing <p>Development will be on land already identified through the Development Plan process.</p> <p>The Development Plan is subject to its own SEA processes.</p>
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	NO	<p>The SHIP is the delivery mechanism for the affordable housing investment element of the LHS, set within the context of the Development Plan, Single Outcome Agreement and Members Ambitious for the Borders targets. As such, the SHIP has no influence on plans or strategies at a higher level.</p> <p>The SHIP links with the LHS, and informs the strategic local programme (SLP) and the Single Outcome Agreement. Affordable housing projects have been prioritised according to need, deliverability, strategic fit, impact (including rurality) as determined by the AHPPWM.</p> <p>The hierarchy of relevant strategies is as follows:</p> <ol style="list-style-type: none"> 1. Single Outcome agreement 2. Structure Plan (including SESPlan)² 3. Local Plan 4. Local Housing Strategy 5. Corporate Priorities 6. SHIP 7. SLP
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	NO	<p>The Planning System provides the framework for sustainable development. All project developments identified in the SHIP are consistent with planning requirements.</p> <p>The Planning etc (Scotland) Act 2006 places the principles of sustainability at the heart of the development process through its</p>

² The SESPLAN undergone a full SEA and the Local Development Plan has been subjected to an SEA.

		<p>requirement for high quality design, safe inter-connected movement, accessibility and enhanced biodiversity.</p> <p>The Local Plan identifies the need for schemes to contribute to sustainable development through ensuring a proper balance between supply and demand locally.</p> <p>The Local Plan contains a suite of environmental policies and sustainability principles that will apply to projects identified in the SHIP.</p> <p>The Council's Registered Social Landlord (RSL) partners have in place design guides and sustainability policies that will help promote sustainable development.</p> <p>Whilst sustainable development will be integral to the implementation of the SHIP, it is unlikely that there will be significant environmental effects due to the relatively small proportion of overall development within the Scottish Borders which the SHIP represents.</p>
1(d) environmental problems relevant to the PPS	NO	<p>The sites contained within the SHIP are those identified in the Development Plan. Environmental issues are considered as an integral part of the Development Plan process.</p> <p>Environmental problems relevant to the SHIP are likely to be limited to short-term issues associated with construction. These are not considered as significant.</p>
1(e) the relevance of the PPS for the implementation of Community legislation on the environment (for example, PPS linked to waste management or water protection)	NO	<p>The SHIP is not directly relevant to the implementation of Community legislation on the environment.</p>
2 (a) the probability, duration, frequency and reversibility of the effects	NO	<p>Short-term effects during construction activities will be mitigated through site management procedures.</p> <p>For example, modern methods of</p>

		construction reduce environmental impact.
2 (b) the cumulative nature of the effects	NO	<p>Cumulative effects from the implementation of the SHIP will be limited as the SHIP relates to a limited scale of development.</p> <p>Issues associated with energy, water, and waste are addressed through policies contained within the Development Plan or separate strategies such as the Waste Strategy.</p> <p>Development in regeneration areas is likely to have beneficial effects.</p>
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	NO	NONE
2 (d) the risks to human health or the environment (for example, due to accidents)	NO	Any risks associated with the construction phase will be addressed through Health and Safety legislation. This programme is positive to human health. Well designed, energy efficient homes contribute to health and wellbeing of individuals and the community.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	NO	<p>The SHIP covers the entire Scottish Borders area.</p> <p>The scale of effects will differ depending on location.</p> <p>Overall, the effects will not be significant.</p>
<p>2 (f) the value and vulnerability of the area likely to be affected due to-</p> <p>(i) special natural characteristics or cultural heritage;</p> <p>(ii) exceeded environmental quality standards or limit values; or</p> <p>(iii) intensive land-use.</p>	NO	<p>The sites contained within the SHIP are those identified in the Development Plan.</p> <p>Sites allocated in the Development Plan are subjected to rigorous environmental assessment.</p>

<p>2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status</p>	<p>NO</p>	<p>The sites contained within the SHIP are those identified in the Development Plan.</p> <p>Sites allocated in the Development Plan are subjected to rigorous environmental assessment.</p>
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SEA PRE-SCREENING REPORT

A summary of our considerations of the significant environmental effects of **Scottish Borders Council's Strategic Housing Investment Plan** is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

The Strategic Housing Investment Plan (SHIP) and Strategic Local Programme (SLP) is a low-level plan sitting below the Local Housing Strategy and the Development Plan within the hierarchy.

The Development Plan identifies sites for development following consideration of a wide range of sustainability issues, including comprehensive environmental assessment. The Structure Plan and the Local Plan were both subject of full Strategic Environmental Assessments.

The SHIP is a strategic investment tool by which to deliver the affordable housing priorities identified in the Local Housing Strategy. The SHIP does not allocate sites for development, nor does it influence plans and strategies above it in the hierarchy.

Environmental effects resulting from the SHIP are limited. All housing development programmes have a number of general environmental impacts to consider including embodied energy, waste, water consumption, and transport.

Policies exist at national and local level to ensure that these issues are identified and addressed during strategy development and implementation. Key strategies and policy documents relevant to the SHIP include the Strategic Development Plan, Local Development Plan, Waste Strategy, Local Transport Plan, and supplementary planning guidance dealing with issues that include biodiversity, landscape, and energy efficiency.

The SHIP will have positive effects on human health through the provision of additional affordable housing.

The total amount of development that will be implemented through the SHIP will be relatively limited. A comprehensive suite of policies for environmental protection and enhancement, together with those relating to wider sustainability issues exist at local and national level to ensure these issues are addressed during project delivery.

It is considered that the environmental effects arising from the SHIP will not be significant.

Appendix 5 Infrastructure bid to Scottish Government for SHIP 2017-2022



More Homes Scotland – Infrastructure Funds - Site Details

LA Area	Site Location	Total Unit Capacity (as per part of site planning and funding relate to)	Affordable Units	Potential additional capacity (either later phases of this site or other sites that could be unlocked)	Owner	Planning - planning permission in place, but stalled due to specific blockages *	Planning - planning permission in principle	Blockages	Solution	Loan support Required (£m)	Grant Support Required (£m)	Priority	Additional info	When houses could be delivered if fund available [Green - Years 1 or 2/Yellow - Years 3 to 5/Red - Beyond 5 years]
SBC	Earlston High School	60	39	Adjacent land owned by Developer	Scottish Borders Council	allocated housing site	yes	good site but low value due to requiring new access road way into the site to provide roadway access which could provide a potential longer term development opportunity on adjacent land,	front funding of developing road access to the site	£0.000	£200k	Medium	Regeneration site will provide range of affordable housing delivery options and maximise on AHIP and NHT opportunity,	Green
SBC	Beech Avenue, Langlee	TBC	All	0	Waverley Housing/SBHA/Eildon	Re-development	yes	low demand, unpopular house types and lack of capacity and resource to carry out option appraisal and feasibility study	Option appraisal and feasibility to identify re-development solutions for the site - masterplanning exercise	£0.000	£100k	high	would create much needed social housing in close proximity to railway	green/yellow
SBC	Former Playing Fields, Todlaw, Duns	60?	60	0	Scottish Borders Council	allocated housing site	yes	capacity and resources to carry out feasibility study and to assess site for its drainage for the development of a range of affordable extra care housing delivery options	carry out feasibility study to accelerate delivery - shared services approach accelerate Todlaw 4	£0.000	£40k	high	would meet high demand in Berwicksire area for this type of housing provision	yellow
SBC	Lawfield, Ayton	32	32	0	Berwickshire Housing Association	allocated housing site	yes	Capacity and resources to carry out masterplanning exercise which could accelerate site delivery	carry out masterplan to accelerate delivery	£0.000	£40k	Medium	Greenfield site owned by BHA	yellow
SBC	Royal Hotel Stow	14	14	0	private ownership	redevelopment		capacity and resource to CPO site for affordable housing and additional funding to cover the additional acquisition over and above what an affordable valuation would be.	CPO to develop site for affordable housing - inflated idea of market value - EHA previously bid - was in SHIP, regeneration and rid local community of eye sore	£0.000	£215k	Medium	would delivery much needed affordable housing in Stow - close proximity to railway station	yellow
SBC	Existing High School Kelso	60	30	0	Scottish Borders Council	redevelopment		capacity and resource to carry out an option appraisal.	carry out option appraisal to build on previous work undertaken and roundabout that - more precise numbers	£0.000	£40k	High	would develop much needed affordable housing and retention of listed building and regeneration	yellow
SBC	March Mills, Peebles	50	13	0	private ownership	redevelopment		in receivership, buildings listed, Not an easy site, site is composed of mill buildings which would require some retention, demolishing	Development fund to assist a process to work with community organisations to progress community empowerment to development and owning the stie	£0.000	£20k	high		yellow
SBC	Langhaugh, Galashiels	24	24		private ownership	redevelopment "white land"		adjacent site in private ownership - unknown opwners - road owned by Scotrail - have access rights - road not great standards	purchase the land, improve the intrastructure to new RSL development at adjacent site and open up alternative access routes and allow RSL to maximise units on site in ownership including potential to deliver some housing on acquired site	£0.000	£40k	high	provides much needed affordable housing and regeneration and improving aesthetics on land next to the railway - potential to unlock Borders College site	green
SBC	Tweed Court, Kelso	15-20	15-20	0	SBHA	redevelopment		lack of skills and capacity to undertake Feasibility study	Provision of resource and capacity to undertake feasibility study	£0.000	£40k	High		green
SBC	Milestone, Newtown St Boswells	60	60	0	private ownership	zoned for housing		Issues of drainage due to existings public utilities are upslope from the site	Installation of a Pumping Station to existing infrastructure to pump upslope	£0.000	£100k	High	will accerate the delivery of the project and open opportunities of the Newtown St. Boswells expansion area	yellow
SBC	Huddersfield St, Galashiels	24+	24+	0	EHA	zoned for employment		Risk to site, flood prevention, risk to public	Improve an existing wall which extends beyond the site	£0.000	£100k	High	will secure and accelerate the site ...	green
SBC	Newtown St Boswells Expansion	900	225	see column C and D	private ownership	zoned for housing		site servicing roundabout	Construct road roundabout to open up development sites and improve junction to A68	£2.5m	£0.000	Medium		yellow
SBC	General - capacity building				Community Sector			lack of community capacity to develop and deliver projects	build capacity to encourage and facilitate community empowerment to acquire and develop affordable housing proposals		£25-£40k			yellow

More Homes Scotland – Making available expert advice

Local Authority:	Scottish Borders
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Theme	Relevant? Yes/No	If Yes, do you have a specific example in mind?	Further details
Legal expertise	yes	1. Development fund to assist a process to work with community organisations to progress community empowerment to development and owning the site at March Mills in Peebles	1. March Mills site in Peebles is in receivership, buildings listed, Not an easy site, site is composed of mill buildings which would require some retention, demolishing and a development fund would assist a process to work with community organisations to progress community empowerment to development and owning the site for the development of housing.
Master planning and generally navigating the planning system	yes	1. Master planning exercise for Lowood Estate, Tweedbank - following pre-feasibility study to clarify likely development costs -	1. Council to purchase the land - masterplan will be produced and access and services infrastructure to be provided - identify areas for delivery of social/affordable housing which would attract private sector provision and would capitalise the investment into the Borders railway and stimulate the economy
		2. Beech Avenue, Galashiels requires Option appraisal and feasibility to identify re-development solutions for the site – master planning exercise.	2. The master planning exercise for Beech Avenue would bring together the needs and demands for sites within close proximity including Easter Langlee and Coopersknowe would create much needed social housing in close proximity to railway
		3. feasibility study Former Playing Fields, Todlaw, Duns to accelerate the delivery of extra care housing - shared services approach accelerate Todlaw 4	3. Expediting the provision of Extra Care Housing would meet high demand in Berwickshire area for this type of housing provision
		4. Carry out masterplan of Lawfield, Ayton to accelerate delivery	4. BHA owned site, master planning exercise would accelerated delivery of xx affordable homes.
		5. Capacity and resource to carry out an option appraisal for high school site in Kelso	5. an option appraisal of the Kelso High School site would build on previous work undertaken and roundabout to provide more precise numbers of affordable housing that could be delivered and
		6. Feasibility study of Tweed Court, Kelso	6. SBHA has a lack of skills and capacity to undertake Feasibility study at Tweed Court, Kelso, which has the potential to deliver much needed new affordable housing.
Project and programme management			
Viability assessments		1 Pre-feasibility study for Lowood Estate, Tweedbank	1. undertake pre-feasibility in advance of site purchase and further masterplanning exercise to demonstrate the viability of the project
Procurement capacity & expertise		1. build capacity to encourage and facilitate community empowerment to acquire sites and develop affordable housing proposals	1
Technical skills to support compulsory purchase orders	yes	1. Capacity and resource to CPO site (Hotel, Stow) for affordable housing Royal	1. CPO to develop site for affordable housing - inflated idea of market value - EHA previously bid - was in SHIP, regeneration and rid local community of eye sore - would delivery much needed affordable housing in Stow – significant number of years since affordable housing has been developed in Stow - close proximity to railway station
Addressing particular issues in respect of specific housing development sites			
Brokerage of solutions			
Miscellaneous 1 -			
Miscellaneous 2 -			
Miscellaneous 3 -			

Previous Reported Sites & Blockages (December 2015)

Council	Site Location	Total Unit Capacity by Tenure	Owner-	Planning - planning permission in place, but stalled due to specific blockages *	Planning - planning permission in principle	Blockages	Solution
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Appendix 5:SHIP Tables Scottish Government for SHIP 2017-2022

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22

Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME - Years 1-3 2017/18-2019/20

LOCAL AUTHORITY:

PROJECT	SUB-AREA	PRIORITY	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	GEOGRAPHIC CODE (Numeric Value - from Drop Down Table Below)	DEVELOPER	UNITS - TENURE						UNITS - BUILT FORM					UNITS - TYPE			GREENER	APPROVAL DATE	UNITS - SITE STARTS				UNITS - COMPLETIONS			SG FUNDING REQUIRED (£0.000m)							
		Social Rent				Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (if Known)	Total Units by Type	Enter Y or N	Financial Year (Estimated or Actual)	PRE 2017/18	2017/ 18	2018/ 19	2019/ 20	2017/18	2018/19	2019/20	PRE 2017/18	2017/1 8	2018/ 19	2019/ 20	TOTAL SG FUNDING REQUIRED OVER SHIP PERIOD			
Roxburgh St/Bowmont St Kelso	Central HMA	High	X:372686 Y:634058	3	Eildon HA	18						18			18	18	16	2		18	Y	2016/17	18				18				0.126			0.126		
Todlaw Ph3B	Berwickshire HMA	High	X:378432 Y:653389	3	Berwickshire HA	16						16			16	16	16			16	Y	2016/17	16				16				1.152			1.152		
Lintburn St Galashiels	Central HMA	High	X:348691 Y:636241	3	Eildon HA	8						8			8	8		8	Supported housing	8	Y	2016/17	8				8				0.572			0.572		
Stonefield Hawick - Block 27 remodelling	Central HMA	High	X:350240 Y:614097	3	SBHA	6						6	6			6	6			6	Y	2016/17	6				6				0.090			0.090		
High School Earlston	Central HMA	High	X:357784 Y:638408	3	Bridge Homes		14					14			14	14	14			14	N					14		14			0.000			0.000		
Chris Paterson Place Galashiels	Central HMA	High	X:347026 Y:637650	3	Eildon HA	20						20		20		20	20			20	Y	2017/18					20				1.440			1.440		
James Hogg Court Innerleithen	Northern HMA	High	X:333038 Y:637230	3	Eildon HA	26						26		26		26	26			26	Y	2017/18						26			1.872			1.872		
Acredale Ph3 Eyemouth	Berwickshire HMA	High	X:393712 Y:663983	3	Berwickshire HA	30						30			30	30	30			30	Y	2016/17	30					30			2.160			2.160		
Sergeant's Park Newtown St Boswells	Central HMA	High	X:357121 Y:631974	3	Eildon HA	53						53			53	53	49	4	Wheelchair	53	Y	2016/17	53					53				3.816			3.816	
Coopersknowe Galashiels	Central HMA	High	X:352268 Y:635754	3	Eildon HA	60						60			60	60	55	5	Wheelchair	60	Y	2017/18		60				60				4.320			4.320	
Todlaw ph4 Duns	Berwickshire HMA	High	X:378432 Y:653389	3	Berwickshire HA	19						19			19	19	19			19	Y	2017/18		19				19				1.368			1.368	
Easter Langlee Ph3 Galashiels	Central HMA	High	X:352268 Y:635754	3	Eildon HA	63						63			63	63	63			63	Y	2017/18		63				63				4.536			4.536	
Chirmside Ph1/2	Berwickshire HMA	High	X:386787 Y:656184	3	Berwickshire HA	24						24			24	24	24			24	y	2017/18		24				24				1.728			1.728	
121-123 High Street Selkirk	Central HMA	High	X:350396 Y:614746	3	Eildon HA	10						10			10	10	10			10	Y	2017/18		10				10				0.720			0.720	
Howden Drive Jedburgh	Central HMA	High	X:365659 Y:619926	3	Eildon HA	26						26			26	26	26			26	Y	2017/18		26				26				1.872			1.872	
Springfield Terr Newtown St Boswells	Central HMA	High	X:359288 Y:630711	3	Eildon HA	3						3			3	3	3			3	Y	2017/18		3				3				0.216			0.216	
Woodside Place Galashiels	Central HMA	High	X:347979 Y:637055	3	Eildon HA	4						4			4	4	4			4	Y	2017/18		4				4				0.288			0.288	
Jedward Terr Denholm	Central HMA	High		3	Eildon HA	6						6			6	6	6			6	Y	2017/18		6				6				0.432			0.432	
Stonefield Block 5&6 remodelling Hawick	Central HMA	High	X:350240 Y:614097	3	SBHA	6						6	6			6	6			6	Y	2017/18		6				6				0.090			0.090	
Rose Court Galashiels	Central HMA	High	X:351022 Y:635719	3	SBHA	10						10			10	10	10			10	Y	2017/18		10				10				0.720			0.720	
Heriot Field Oxtou	Northern HMA	High	X:349804 Y:653407	3	SBHA	4						4			4	4	4			4	Y	2017/18		4				4				0.288			0.288	
Glensax Road Peebles	Northern HMA	High	X:325625 Y:639893	3	SBHA	6						6			6	6	6			6	Y	2017/18		6				6				0.432			0.432	
Station Yard Cardrona	Northern HMA	High	X:329968 Y:639030	3	Eildon HA	10						10			10	10	10			10	Y	2017/18		10				10				0.720			0.720	
High School Earlston	Central HMA	High	X:357784 Y:638408	3	Eildon HA	40						40			40	40	40			40	Y	2017/18				40					2.880			2.880		
High School Eyemouth	Central HMA	High	X:394172 Y:663966	3	Berwickshire HA	24						24			24	24	24			24	Y	2018/19				24					1.728			1.728		
Auction Mart Reston	Berwickshire HMA	Medium		3	Berwickshire HA	15						15			15	15	15			15	Y	2018/19				15					1.080			1.080		
Lady Hall Road Cockburnspath	Berwickshire HMA	High		3	Berwickshire HA	20						20			20	20	20			20	Y	2018/19				20					1.440			1.440		
Tweedbridge Court Peebles	Northern HMA	High	X:324960 Y:640241	3	Eildon HA	28						28			28	28	25	3	Wheelchair	28	Y	2018/19				28				28			2.016			2.016
Milestone Newtown St Boswells	Central HMA	High	X:358239 Y:631282	3	Eildon HA	30						30			30	30	30			30	Y	2018/19				30				30			2.016			2.160
Huddersfield Street Galashiels	Central HMA	High	X:349459 Y:635806	3	Eildon HA	24						24			24	24	24			24	Y	2018/19				24				24			1.728			1.728
Springwell Brae Broughton	Northern HMA	High	X:311341 Y:636693	3	Eildon HA	12						12			12	12	12			12	Y	2018/19				12				12			0.864			0.864
Todlaw Duns [ECH/social rent]	Berwickshire HMA	High	X:373432 Y:653389	3	Trust HA	50						50			50	50		50	Extra care housing	50	Y	2018/19				50				50			0.728			1.728
Langhaugh Galashiels [ECH]	Central HMA	High	X:349707 Y:635867	3	Eildon HA	24						24			24	24		24	Extra care housing	24	Y	2018/19				24				24			3.600			3.600
Tweed Court Kelso	Central HMA	High	X:372656 Y:633055	3	SBHA	20						20			20	20	20			20	Y	2018/19				20				20			1.440			1.440
Various sites	Central HMA	High		3	Bridge Homes		29					29			29	29	29			29	N				29				29			0.000			0.000	
Main St Lilliesleaf	Central HMA	High		3	Bridge Homes		7					7			7	7	7			7	N				7				7			0.000			0.000	
Innerleithen Road Peebles	Northern HMA	High		3	Bridge Homes		4					4			4	4	4			4	N				4				4			0.000			0.000	
Springfield Duns	Berwickshire HMA	High	X:379142 Y:653850	3	Bridge Homes		10					10			10	10	10			10	N				10				10			0.000			0.000	
Total						715	64	0	0	0	0	779	12	46	721	779	683	96		779			131	251	351	0	68	424	287	0.000	3.380	25.578	19.520	49.622		

Drop Down Table Values		
Numerical Value		Geographic Code
1	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Greener
2	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Other
3	Other Rural	RSL - SR - Greener
4	Other Rural	RSL - SR - Other
5	City and Urban	RSL - SR - Greener
6	City and Urban	RSL - SR - Other
7	All	RSL - Mid-Market Rent - Greener
8	All	RSL - Mid-Market Rent - Other
9	All	Council - SR - Greener
10	All	Council -SR - Other

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22

Table 2 - AFFORDABLE HOUSING SUPPLY PROGRAMME - Years 4-5 2020/21-2021/22

LOCAL AUTHORITY:

PROJECT	SUB-AREA	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	GEOGRAPHIC CODE (Numeric Value - from Drop Down Table Below)	DEVELOPER	UNITS - TENURE						UNITS - BUILT FORM					UNITS - TYPE			GREENER STANDARDS	APPROVAL DATE	UNITS - SITE STARTS			UNITS - COMPLETIONS		SG FUNDING REQUIRED (£0.000m)				
						Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	Enter Y or N	Financial Year (Estimated or Actual)	PRE 2020/21	2020/21	2021/22	2020/21	2021/22	PRE 2020/ 21	2020/ 21	2021/22	TOTAL SG FUNDING REQUIRED OVER SHIP PERIOD
Nethershot Kelso	Central HMA	Medium	X:372349 Y:635103	3	Eildon HA	38						38			38	38	38			38	Y	2019/20	38			38				2.736	
Priory Bank Coldstream	Berwickshire HMA	Medium	X:384285 Y:660901	3	Berwickshire HA	10						10			10	10	38			10	Y	2019/20	10			10				0.720	
Swinton	Berwickshire HMA	Medium		3	Berwickshire HA	6						6			6	6	6			6	Y	2019/20	6			6				0.432	
Beanburn Ayton	Berwickshire HMA	Medium	X:392054 Y:660901	3	Berwickshire HA	40						40			40	40	40			40	Y	2019/20	40			40				2.880	
Springfield Duns	Berwickshire HMA	Medium	X:379142 Y:653850	3	Berwickshire HA	10						10			10	10	10			10	Y	2019/20	10			10				0.720	
Stirches Hawick [ECH]	Central HMA	High	X:350038 Y:615987	3	Eildon HA	30						30			30	30		30	Extra care housing	30	Y	2019/20	30			30				2.160	
Milestone Newtown St Boswells	Central HMA	High	X:358239 Y:631282	3	Eildon HA	30						30			30	30	30			30	Y	2019/20	30			30				2.160	
Renwick Gardens Morebattle	Central HMA	Low	X:376989 Y:624843	3	Eildon HA	8						8			8	8	8			8	Y	2020/21		8			8				0.576
High School Eyemouth [ECH]	Berwickshire HMA	High	X:394172 Y:663983	3	Trust HA	36						36			36	36		36	Extra care housing	36	Y	2019/20		36			36				2.592
March St Mills Peebles	Northern HMA	Medium	X:324985 Y:640816	3	To be agreed	10						10			10	10	10			10	Y	2020/21		10			10				0.720
Wallaceneuk Kelso	Central HMA	Medium	X:373360 Y:634214	3	Eildon HA	30						30			30	30	30			30	Y	2020/21		30			30				2.160
Various locations [Garage sites]	Central HMA	Low		3	SBHA	20						20			20	20	20			20	Y	2020/21		20			20				1.440
Railway Corridor	Central HMA	High		3	Eildon HA	75						75			75	75	75			75	Y	2020/21		75			75				5.400
Royal Hotel site Stow	Northern HMA	Low	X:345970 Y:644652	3	Eildon HA	13						13			13	13	13			13	Y	2020/21		13			13				0.936
Kingsmeadows Peebles	Northern HMA	Medium		3	Eildon HA	40						40			40	40	40			40	Y	2020/21		40			40				2.880
South Park Peebles	Northern HMA	Medium		3	Eildon HA	17						17			17	17	17			17	Y	2020/21		17			17				1.224
Total						413	0	0	0	0	0	413	0	0	413	413	375	66	0	413			164	249	0	164	249		0.000	0.000	29.736

Drop Down Table Values		
Numerical Value		Geographic Code
1	West Highland/Island Authorities/Remote/Rural Argyll	
2	West Highland/Island Authorities/Remote/Rural Argyll	
3	Other Rural	
4	Other Rural	
5	City and Urban	
6	City and Urban	
7	All	
8	All	
9	All	
10	All	

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22

LOCAL AUTHORITY:

TABLE 4 - AFFORDABLE HOUSING PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPA/TMDF BUDGET

PROJECT ADDRESS	SUB-AREA	PRIORITY	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE	UNIT SITE STARTS						TOTAL	UNIT COMPLETIONS					TOTAL UNITS COMPLETE	NON SG FUNDING TOTAL £0.000M	OTHER NON-AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M
						Financial Year (Actual or Estimated)	PRE-2017/18	2017/18	2018/19	2019/20	2020/21	2021/22	UNIT STARTS	2017/18	2018/19	2019/20	2020/21	2021/22				
Innerleithen Rd Peebles	Northern HMA	High		Bridge Homes	NHT SBC		4						4	4					4	0.060		0.060
Springfield Duns	Berwickshire HMA	High		Bridge Homes	NHT SBC		10						10	10					10	0.150		0.150
Burgh Yard	Central HMA	High		Bridge Homes	NHT SBC			20					20		20				20	0.300		0.300
High School Earlston	Central HMA	High		Bridge Homes	NHT SBC				14				14			14			14	0.210		0.210
Langhaugh Galashiels [ECH]	Central HMA	High		Eildon HA	Scottish Government				50				50			50			50	0.750		0.750
Todlaw Duns [ECH] plus other	Berwickshire HMA	High		Trust HA	Scottish Government				30				30			30			30	0.750		0.750
Stirches Hawick [ECH]	Central HMA	High		TBC	Scottish Government					30			30				30		30	0.750		0.750
High School Kelso [ECH]	Central HMA	High		TBC	Scottish Government						24		24					24	24	0.750		0.750
High School Eyemouth [ECH]	Berwickshire HMA	High		TBC	Scottish Government						36		36					36	36	0.750		0.750
Peebles [ECH]	Northern HMA	High		TBC	Scottish Government						30		30					30	30	0.750		0.750
Total								20	94	30	90	0	248	14	20	94	30	90	248	5.220	0.000	5.220

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22

LOCAL AUTHORITY:

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES - SUMMARY

	TAX RAISED £0.000M	TAX USED TO SUPPORT AFFORDABLE HOUSING £0.000M	TAX CARRIED FORWARD TO SUBSEQUENT YEARS £0.000M
Pre 2014/15 - In Hand	0.966		
2014/15	0.834	0.819	0.906
2015/16	0.869	0.326	1.618

TABLE 5.2: DEVELOPER CONTRIBUTIONS

	SUMS			UNITS		
	RAISED	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
Pre 2014/15	£0.288					
2014/15	£0.122	£0.024	0.385	0	34	34
2015/16	£0.171	£0.000	0.556	0	0	0

DELIVERING EXTRA CARE HOUSING IN THE SCOTTISH BORDERS: A DELIVERY FRAMEWORK 2017-2022

Report by Service Director Regulatory Services

EXECUTIVE COMMITTEE

20 SEPTEMBER 2016

1 PURPOSE AND SUMMARY

- 1.1 **This report sets out the proposed delivery framework for up to 6 extra care housing developments across the main towns in Scottish Borders in order to meet identified need and deliver on the Council's corporate priorities of shifting the balance of care. The initial priorities for investment have been identified as Duns, using Trust Housing and Langhaugh, Galashiels using Eildon Housing Association.**
- 1.2 The needs assessment for extra care housing previously undertaken, and reported to Members in March 2016, concluded that there is a large projected need for this type of housing model across all the main towns in the Scottish Borders. Through an option appraisal approach, the study also concluded that it would be best value if the projects were developed, owned and managed by Registered Social Landlords. The proposed delivery framework utilises Council owned sites where feasible and maximises Scottish Government grant provision, including RSL private sector borrowing over the next five years of the Strategic Housing Investment Plan. It is anticipated that these will be high cost projects that are likely to require some gap funding from the Council's Affordable Housing Budget.
- 1.3 It is envisaged that these developments will provide extra care housing for social, mid-market rent and shared equity options, all of which are considered as being compliant with the Council's Affordable Housing Policy definitions. Further individual site specific feasibility studies are required to test the financial modelling.

2 RECOMMENDATIONS

- 2.1 **I recommend that Members consider this proposed delivery framework and:-**
- (a) **Notes the Extra Care Housing Strategy set out in this report provides a major investment in the care sector that will make a significant contribution to the care and support of elderly**

and vulnerable adults across the Scottish Borders.

- (b) Endorses the approach to deliver new extra care housing developments in the Scottish Borders and for inclusion in the Strategic Housing Investment Plan 2017-2022, commencing with developments in Duns and at Langhaugh, Galashiels.**
- (c) Agrees to assist the development of these extra care housing projects by using the 2nd Homes Council Tax budget to compensate the 10-year Capital Investment Programme (where applicable) on the basis of affordable housing valuation for the sites.**
- (d) Agrees in principle to use 2nd Homes Council Tax and Developer Contributions to address the funding gap associated with this type of development potentially above affordable housing benchmark eligible grants.**
- (e) Notes that a further progress report will be submitted when costed design specifications have been completed for Duns and Langhaugh.**

3 STRATEGIC CONTEXT

- 3.1 The Council's Local Housing Strategy (LHS) 2012-2017 is a statutory requirement that provides the strategic direction to tackle housing need and demand and informs the future investment in housing and related services across the Scottish Borders area. Underpinned by revised guidance from the Scottish Government, Officers are currently preparing the new five year Local Housing Strategy which will cover the period 2017-2022. The new LHS is being developed in a collaborative manner involving all of the Council's Community Planning Partners and Stakeholders.
- 3.2 The forthcoming LHS identifies an affordable housing shortfall of 128 units per annum and it also recognises that a key element of the strategy is to enable independent living across of all vulnerable groups and including older people who make up an increasing proportion of the Scottish Borders population. The LHS reflects the Council's policy commitment of shifting the balance of care by reducing the proportion of institutional care packages and increasing the proportion of care provided through packages, Extra Care Housing and Housing with Care.
- 3.3 Part of the strategy for increasing the numbers of older people that are assisted to live at home, including those receiving more intensive home care or 'extra care' services, will be achieved by increasing the supply and availability of extra care housing as alternatives to current residential care home provision. This will be achieved by building upon the strong cooperation of our housing partners and support from Scottish Government to help fund, develop and deliver extra care housing schemes.
- 3.4 Extra Care Housing offers the possibility of supporting higher levels of dependency but also providing an environment for lively and active old age. It is estimated that over 60% of current entries into residential care could be averted or delayed if Extra Care Housing [ECH] had been available in their locality. ECH is seen as a means of an alternative to both sheltered housing and residential care that can meet the needs of the majority of people needing residential support in the future. ECH is based on self-contained flats, rather than small rooms as in residential care, and offers care and support at the same level as residential care, for those that need it, available 24 hours a day.
- 3.5 The Council anticipates making the maximum use of technology-enabled care to support and assist people in their home – offering maximum security and safety, and enabling older people increased choice of their care and accommodation arrangements. For people with dementia, Extra Care Housing provides an alternative to being cared for at home or going straight into a care home.
- 3.6 ECH requires different and more flexible support and funding frameworks than more conventional models. Joint collaboration between housing providers, Social Work services, primary care and community health service is needed to provide the best and most effective care and support. This is one of the key priorities highlighted in Planning for Change set out in the Scottish Borders Health and Social Care Partnership Strategic Plan 2016-2019 which identifies a need to further develop our understanding of

4 CONSULTANT'S FINDINGS

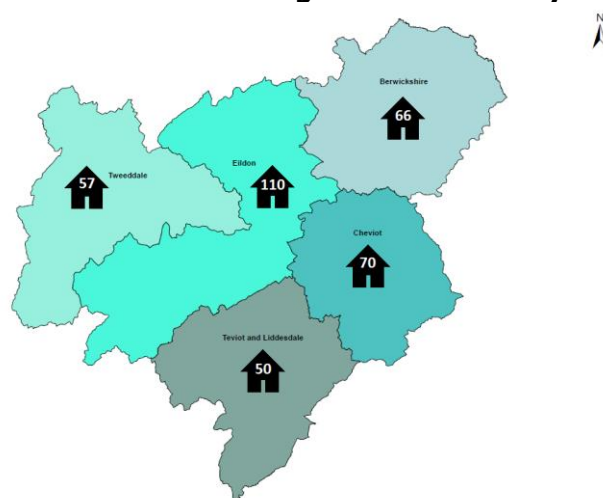
- 4.1 As reported to Council on the 8th March 2016 the needs assessment for extra care housing carried out by Anna Evans Housing Consultancy in partnership with is4 housing and Regeneration Ltd concluded that there is a large projected need for extra housing provision in Berwickshire.
- 4.2 Subsequent analysis has also concluded that taking into account the existing 129 extra care and housing with care provision in the Scottish Borders a further 353 properties spread across five main Towns will be required by 2035 in order to help shift the balance of care provision.
- 4.3 Table 1 below sets out the estimated cumulative number of extra care housing/Hwc properties required from 2018 to 2035 across the five main towns to meet this gap in provision. The figures clearly illustrate that 230 units will be required by as early as 2020 to meet need and thereafter, the projected need reduces to an additional 96 units by 2025, 24 units by 2030 and a further 37 units by 2035 if the total projected estimated needs are to be met. Figure 1 below shows an estimated shortfall at a locality level.

Table 1. Projections for Extra Care Housing Requirement in Scottish Borders

Projections	Number in ECH/HwC (1.7% of aged 75+)				
	2015-2018	2020	2025	2030	2035
Central	11-12	72	88	98	110
Berwickshire	10-12	43	52	59	66
Hawick	8-9	33	40	45	50
Peebles	4-5	37	46	51	57
Jedburgh	3-4	28	34	39	43
Kelso	3-5	18	22	24	27
Scottish Borders	39-44	230	282	316	353

Source: Extra Care Business Case: Anna Evans/is4 Housing & Regeneration Nov 2015¹

Figure 1 Extra Care Housing Need at Locality Level



¹ Figures are subject to rounding

- 4.4 Analysis also suggests that the need for extra care housing is greatest in Central Borders area with a total requirement for 110 properties by 2035 with 72 of these being required by 2018 and a further 16 by 2020. Need is also high in Kelso with a combined need for 98 properties by 2035 with a requirement for 64 of these properties by 2020. Notwithstanding the development of Dovecot Court in Peebles there is still a requirement for a further provision of 57 extra care housing by 2035 with the majority (46) being required by as early as 2020.
- 4.5 Officers have been seeking to identify the most efficient and cost effective way to deliver Extra Care Housing or Housing with Care projects across the Scottish Borders. Critical to the delivery of extra care housing schemes will be willing and experienced Registered Social Landlords (RSL) who have the financial capacity and experience to develop a scheme of this nature. The Strategic Housing Investment Plan (SHIP) is the sole document for targeting affordable housing investment in Scottish Borders and all affordable housing projects (including extra care housing) must be delivered through the SHIP processes and identified as a strategic priority in the Council's Local Housing Strategy.
- 4.6 As reported in paragraph 4.1 (e) p. 5, of the SHIP progress committee report, approved by Members on the 10th May 2016, the Scottish Government increased the unit benchmark RSL grant rates by 20% and increased the 2016-2017 subsidy allocation to Scottish Borders area to £8.633m and a similar level of funding is anticipated over the life of the SHIP in order to deliver on the Scottish Government's affordable housing pledge of 50,000 affordable homes over the life of the Parliament. This provides the injection of significant capital investment and it is important that the Council plans the development of extra care housing in order to maximise and fully utilise allocated and anticipated grant funding when it is available in the next five year SHIP period. Particularly as there are concerns across the housing sector that grant levels and allocations could reduce after 2022.
- 4.7 The Consultant's findings concluded that to deliver all of the Extra Care Housing Options will be reliant on additional funding contribution from the Council over and above Scottish Government benchmark grant levels and anticipated RSL private finance. The potential development of Council owned sites provides much more certainty in project delivery and it also provides the opportunity to consider the basis for sale and capital receipt arising for sale of sites to any RSL development partner.

5 PROPOSED DEVELOPMENTS & TIMEFRAMES

Table 2 Proposed SHIP Timeframes of Extra Care Housing Developments

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
	2017/18	2018/19	2019/20	2020/21	2021/22	
Berwickshire (Duns)	-	-	30	-	-	30
Central (Gala)	-	-	30	-	-	30
Hawick	-	-	-	30	-	-

Kelso	-	-	-		24	24
B'Shire Eyemouth**	-	-	-	-	36	36
Peebles***	-	-	-	-	30	30
Total						180

NB: Kelso, Eyemouth and Peebles may deliver beyond the life of the SHIP

- 5.1 Table 2 on page 5 above sets out Officer's proposed estimated unit numbers and target delivery timescales for inclusion in the Strategic Housing Investment Plan. These will be subject to further discussions with partner RSLs and Scottish Government to clarify programme arrangements.
- 5.2 Albeit the estimated unit numbers set out in table 2 on page 5 are very ambitious they fall short of the estimated need of 230 in 2020 by 80 units. That said, this could change as the final numbers, and balance between tenures will be determined by individual site/project detailed feasibility studies. It should be noted that there is scope to make a case for increasing flexibility on the level of equity in shared equity, as other Scottish Government financially assisted projects have demonstrated. Officers understand that there may also be possibilities in future of specific grant funding for specialist needs projects, and for wider flexibility, but this has yet to be confirmed with Scottish Government.
- 5.3 Council Officers from Housing, Finance and Social Work with Scottish Government collaboration have carried out a selection exercise in order to identify preferred RSL development partners who are considered to be the most appropriate delivery agents. Prospective Partners were assessed based on financial viability, experience and capability. The Duns project and the Langhaugh project in Galashiels the initial priorities, with further potential additional projects thereafter. As a result of the selection process it has been agreed that Trust Housing Association will deliver the Duns project and Eildon Housing Association will deliver on their Langhaugh site in Galashiels. Table 3 below sets out the proposed sites where the extra care housing will be developed and highlights deliverability and site issues.

Table 3 Proposed Sites Location for Extra Care Housing Developments

	Proposed Site	Site Ownership	Deliverability/Infrastructure & Site Issues
Berwickshire (Duns)	Todlaw	SBC	Soil investigation survey to be initiated
Central (Gala)	Langhaugh	EHA	EHA seeking to maximise development potential of site by assembling a larger site from land left undeveloped following railway construction
Hawick	Stirches	SBC	Former Housing Revenue Account site retained after Stock Transfer. Convenient to A7 and on a bus route but not located close to town centre.

Kelso	Kelso High School	SBC	Currently in use as school. Some existing buildings may require demolition in order to provide sufficiently large site.
B'Shire (Eyemouth)	Eyemouth Former High School	SBC	Master planning exercise to be under taken
Peebles	Rosetta Road	SBC	Discussions underway about potential of this site

6 NEXT STEPS

- 6.1 If the Executive Committee is supportive of the outline, Council Officers will initiate discussions with Scottish Government and Trust and both Eildon Housing Associations who have been selected as the Council's preferred delivery partners.
- 6.2 As stated in para 5.3 it is envisaged that Trust Housing Association will deliver the Duns project and Eildon Housing Association will deliver the Langhaugh Galashiels project.
- 6.3 Officers will also continue to liaise with Scottish Government to develop these projects via the Strategic Housing Investment Plan's established processes. Officers will also pursue any new funding mechanisms which might be advantageous to support the delivery of the extra care model and will also pursue the possibility of agreeing with Scottish Government a higher than the current 'affordable housing benchmark grant' allocation to fund this Council strategic priority.
- 6.4 A review of existing commitments for the Council's 2nd Homes Council Tax budget will be undertaken in order to assist with gap funding for these projects and to help compensate the 10-year Capital Investment Programme on the basis of affordable housing valuation for the sites.

7 IMPLICATIONS

7.1 Financial

- (a) It is anticipated that the proposed extra care housing developments will be funded using the same range of funding sources employed to fund Dovecote Court, i.e. Affordable Housing Investment Programme grant from Scottish Government, private sector borrowing by the RSL[s] and anticipated contributions from the Council from 2nd Homes/Council Tax budget, Affordable Housing Policy Developer Contributions and if applicable the transfer of ex-Housing Revenue Account land in accordance with Scottish Government Guidance. The funding package will be informed by site specific feasibility studies.
- (b) Officers have submitted a bid to the Scottish Government's More Homes Infrastructure fund for £40k to undertake a feasibility study for the Todlaw, Duns to accelerate the delivery of the extra care housing development. A further bid for £40k to purchase the land adjacent to Eildon's Langhaugh site in order to improve the

infrastructure to the new RSL extra care housing development and open up alternative access routes which would enable the RSL to maximise units on site including potential to also deliver some mainstream housing. The fund is designed to help tackle infrastructure blockages and Scottish Government is establishing a flexible five-year grant and loan fund, initiated with up to £50 million available in 2016-17.

- (c) On the basis of the experience of the delivery of Dovecote Court, it is anticipated that these new extra care housing developments will have high unit costs. These costs will only be known once design specifications are completed and costed at which point a further report will be submitted to Elected Members.

7.2 Risk and Mitigations

Delivery of additional extra care housing developments in common with other affordable housing delivery programming is largely dependent upon a number of variables, not least of which relate to resource and other political and organisation decision making processes beyond the control of the Council. The main risks to the programme are:-

- Adverse impact on delivery of existing affordable housing projects initiated from SHIP 2015/20 due to potential re-prioritisation and re-programming of grant allocation to assist or accelerate the delivery of new extra care housing projects.
- The availability of 2nd Homes Council Tax and Affordable Housing Policy Developer Contributions to assist with any funding gaps.
- Impact of future Westminster Government Spending Review on Scottish Government Affordable Housing Investment Programme annual allocations to Scottish Borders area.
- RSL private sector borrowing capacity.
- Willingness of Scottish Government and RSLs to fund delivery of shared equity extra care housing.
- Potential reduction in the total numbers of affordable housing units delivered should above-benchmark grant be required to support delivery of extra care housing projects.

7.3 Equalities

- (a) Registered Social Landlords [RSLs] are required to operate within a framework of Statutory Regulation and Inspection which is overseen by the Scottish Housing Regulator. This includes the key allocation and wider housing management activities. This ensures that equalities requirements are met. As part of that framework, RSLs are required to provide the Regulator with Annual Performance Statistical Returns which are analysed and published by the Regulator.
- (b) All proposed prioritised affordable housing developments will be included in the Council's next Strategic Housing Investment Plan 2017/22 [SHIP] which is anticipated to be submitted to Scottish

Ministers by 30 November 2016. Inclusion of proposed projects is predicated on the endorsement of the principle of equalities as articulated in the SHIP guidance. The SHIP will be subjected to an Equalities Impact Assessment, Strategic Environmental Assessment screening and rural proofing as part of the normal pre-submission processes.

7.4 Acting Sustainably

- (a) In accordance with Section 7 of the Environmental Assessment (Scotland) Act 2005 a pre-screening assessment of any potential Council led house building developments will be included in the SHIP 2017-22 which will be undertaken using the criteria specified in Schedule 2 of the Act. The pre-screening assessment identified no or minimal effects in relation to the environment hence the SHIP is exempt from SEA requirements under Section 7 (1) of the Act.
- (b) By seeking to provide more new affordable extra care housing, it is considered that this will assist the sustainability of rural communities by providing specialised extra care housing as a new additional affordable housing supply delivery option and help to enable local people to continue to remain living in the community rather than consider moving to a registered residential care setting.
- (c) It is considered that there will be positive economic and social effects resulting from the proposed delivery of new extra care housing to meet identified and projected needs. These proposed new housing developments and anticipated environmental effects will require to be considered through normal Council Planning processes and procedures applying to house building programmes to ensure that Council and National policies and standards are met.

7.5 Carbon Management

- (a) It is considered that there are no direct effects on the Council's carbon emissions arising from the report recommendations.
- (b) New Build housing will have a general effect on the region's carbon footprint however these are addressed within the planning process and in meeting the housing requirements and standards as set out by the Scottish Government.

7.6 Rural Proofing

- (a) Rural proofing applies to all areas of Scottish Borders classified by Scottish Government as 'remote rural' or 'accessible rural'. This applies to all areas of Scottish Borders out with the towns of Hawick, Galashiels, Peebles, Selkirk, Eyemouth, Jedburgh and Kelso.
- (b) Most of the Scottish Borders is defined as being "remote rural" or "accessible rural". Duns is considered to be in an "accessible rural" area, whereas Eyemouth is classified as being a small town. The proposed extra care housing sites identified in this report will be

considered as part of a rural proofing exercise which will be included within the Council's Strategic Housing Investment Plan. It is likely that the delivery of these projects will have no adverse impact on the rural area, and in particular will have a positive impact by increasing the supply of affordable housing in the Berwickshire area which currently has no extra care housing, or housing with care provision.

7.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to be made to the Council's Scheme of Administration or Scheme of Delegation arising from this report.

8 CONSULTATION

- 8.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Chief Officer HR and the Clerk to the Council have been consulted and any comments received have been incorporated into the final report.
- 8.2 Corporate Communications have been consulted, and any comments received have been incorporated into the final report. It is considered that these extra care housing proposals are likely to attract media interest and a press release will be issued following Executive approval.

Approved by

Name: Brian Frater **Signature**
Title: Service Director Regulatory Services

Author(s)

Name	Designation and Contact Number
Cathie Fancy	Group Manager, Housing Strategy and Services, 01835 825 144
Gerry Begg	Housing Strategy Manager , 01896-662770

Background Papers: Scottish Borders Health and Social Care Partnership Strategic Plan 2016-2019

<http://scottishborders.moderngov.co.uk/documents/s11690/Item%20No.%2012%20-%20Health%20and%20Social%20Care%20Strategic%20Plan%202016-19.pdf>

Appendix 1 Final Business Case Report
 2nd Homes Council Tax Commitment 2016-2017

Previous Minute Reference:

8th March 2016 Business Case for Extra Care Housing by Service Director, Regulatory Services

10th May 2016 Strategic Housing Investment Plan Progress Delivery for 2015-2016 by Service Director, Regulatory Services

Note – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Jacqueline Whitelaw can also give information on other language translations as well as providing additional copies. Contact us at Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA, Tel 01835 824000 ext 5431, email jwhitelaw@scotborders.gov.uk.

Extra Care Housing Strategy Programme Board

TERMS OF REFERENCE



CONTENTS

- 1.0 Background
- 2.0 Objectives of Extra Care Housing Delivery Framework
- 3.0 Board Membership
- 4.0 Roles and Responsibilities of each Board Member
- 5.0 Programme Management Structure
- 6.0 Communications Strategy
- Joint Statement of Intent
- Appendix 1 - Membership of Programme Board and Project Sub-Groups
- Appendix 2 – Project Plans

1.0 BACKGROUND

- 1.01 This Partnership Agreement formalises the relationship of a number of organisations who are working to jointly explore the potential and opportunities to deliver component parts of the Extra Care Housing Strategy Framework for Older People in the Scottish Borders which was endorsed by Council on the 20th September 2016. This will form part of the broader Strategic Plan for meeting the Housing & Support needs of Older People in the Scottish Borders which is being developed.

This Strategy brings together a number of identified and emerging extra care housing projects, and seeks to draw upon experience from both within and out with Scottish Borders to facilitate delivery of future extra care housing developments and associated care services.

Extra Care Housing offers the possibility of supporting higher levels of dependency but also providing an environment for lively and active old age. ECH is based on self-contained flats, rather than small rooms as in residential care, and offers care and support at the same level as residential care, for those that need it, available 24 hours a day.

- 1.02 The Extra Care Housing Strategy Framework aims to:

- Provide additional specialist affordable housing for older people, reflecting the requirements of the Local Housing Strategy which clearly articulates the need for a range of sustainable affordable housing options/requirements throughout Scottish Borders.
- Provide extra care housing in the main Scottish Borders towns, with initial priorities being Duns followed by Galashiels. Other suitable site opportunities which need to be explored further include Kelso, Hawick, Eyemouth and Peebles as set out in the Council's Strategic Housing Investment Plan 2017-2022.
- Commission appropriate care services to align with the development process and dovetail with completion of new build extra care housing developments.
- Align with the strategic planning and commissioning processes for Housing and community-based care services to deliver on key priorities in agreed timescales.
- Identify a range of affordable supported living options as an alternative to institutional care.

Duns has initially been identified as the first priority for development. A Council owned site has been identified at Todlaw, Duns. Looking to the future, additional site opportunities have been identified which need to be explored for the potential to provide extra care housing via new-build within the timescales of the Council's forthcoming Strategic Housing Investment Plan 2017-2022 at:

- Langhaugh, Galashiels.
- Stirches, Hawick.
- High School, Kelso.
- High School, Eyemouth,
- Rosetta Rd, Peebles

2.00 EXTRA CARE HOUSING STRATEGY FRAMEWORK OBJECTIVES

The objectives of the Extra Care Housing Strategy Framework aim to provide sustainable and long-term flexible housing solutions to:

- 2.01 Assist in meeting the need for a range of affordable extra care housing options/requirements in Duns and other main Borders towns, and the surrounding areas which address the needs of older people and which are sustainable in the long term.
- 2.02 Demonstrate delivery of specific housing and care provision to meet the needs of older people through alignment to Community Planning Partners processes and related strategic plans.
- 2.03 Enable people to live independent lives in their own homes by providing a range of highly accessible and easily adapted housing.
- 2.04 Ensure robust links with the Council's Local Housing Strategy, Strategic Housing Investment Plan and IJB's Strategic Plan and commissioning requirements of the IJB's Commissioning and Implementation Delivery Group..
- 2.05 To complement and enhance existing service provision in Duns and other Borders towns and the Locality areas.

3.00 PARTNERSHIP AGREEMENT OBJECTIVES

The objectives of the Partnership Agreement are to:

- 3.01 Provide a framework within which each partner has a clearly defined role and Responsibilities to assist, with certainty, in the delivery of the Extra Care Housing in the Borders as set out in the Strategic Housing Investment Plan 2017-2022.
- 3.02 Communicate and develop a common understanding of how best to meet the housing needs and solutions required within current available resources and to identify new and creative resource and funding opportunities.
- 3.03 Work together to deliver the component parts of the Extra Care Housing Strategy for the long-term benefit of older people living within Scottish Borders.
- 3.04 Provide a delivery mechanism that is open, transparent and represents good value for money

4.00 THE PARTNERS

The partners identified in this Partnership Agreement are:

- Scottish Borders Council (Housing, Finance, Procurement and, Assets & Infrastructure)
- Scottish Government – More Homes Division - – *More Homes Division may attend on an ad hoc basis*
- Eildon Housing Association
- Trust Housing Association
- Scottish Borders H&SC Integration

5.00 ROLE AND RESPONSIBILITIES OF THE PARTNERS

The role and responsibilities of each partner and their collective roles are set out below.

5.1 Scottish Borders Council:

Role:

- Strategic Housing Authority in terms of planning for housing in the area and agreeing investment priorities with Scottish Government based on the Scottish Borders Council's Local Housing Strategy and evidence of housing need that is compiled locally and aligns with objectives of the Strategic Plan and the commissioning requirements of the IJB's Commissioning and Implementation Delivery Group.
- Current owners of the Todlaw site in Duns.
- To share information with partners in relation to:
 - Communications strategy with potential RSL tenants and other stakeholders
 - Needs assessments of older people receiving commissioned care packages to inform the brief to be developed in terms of housing and care and support specifications.

Responsibilities:

- To chair the Programme Board to ensure delivery of an agreed partnership strategy for delivery of extra-care housing in Duns, Galashiels and subsequent developments.
- To oversee the work of the sub groups to ensure that the strategy is developed and delivered within identified resources and timescales.

5.2 Scottish Government - More Homes Division

Role:

- The Division of Scottish Government with strategic affordable housing funding and programming responsibilities
- Assessment and approval of Extra Care Housing Strategy individual site project proposals as set out in the Strategic Housing Investment Plan and Strategic Local Programme.

Responsibilities:

- To support the delivery of the Extra Care Housing and related services in the context of competing priorities
- To provide funding via the AHIP programme and ensure that maximum output is achieved from all available resources

- To appraise development proposals, underpinned by the LHS to ensure that value for money (VFM) is achieved

5.3 Trust Housing Association

Role:

- To address the housing needs of existing and emerging older people within the Duns and the wider Berwickshire Locality area.
- To develop proposals and deliver the priority extra care housing development within Duns.
- To work in partnership to effectively procure consultants and contractors to design and build projects
- To own, manage and maintain the proposed extra care housing development at Todlaw, Duns.

Responsibilities:

- To contribute to the development of an agreed housing project brief for future extra care housing, seeking to standardise elements where practically possible.
- Develop the Todlaw site in Duns in accordance with the intended agreed brief above, within a mutually agreed timescale within the context of the wider Extra Care Housing Strategy
- Financial capacity to secure and provide the required level of private finance in accordance with affordable housing investment programme grant offer requirements to deliver the project.
- To share information with partners in relation to:
 - Communications protocol with partners, service providers, service commissioners, potential tenants and other stakeholders.
 - To share experience of delivery of extra care housing and associated care services and integration of housing and care management arrangements learned from such developments out with Scottish Borders, to allow the brief and service specification to be developed in terms of specification, adaptations and services required.
- To manage the Todlaw Duns project within Trust's governance arrangements.
- To manage costs and Project Design Team.
- To effectively procure consultants and contractors to design and build the Todlaw Duns project.

5.4 Eildon Housing Association

Role:

- To contribute to the development of a proposed housing brief for future extra care housing seeking to standardise elements where practically possible.
- To develop proposals and deliver the proposed extra care housing development at Langhaugh Galashiels.
- Financial capacity to secure and provide the required level of private finance in accordance with affordable housing investment programme grant offer requirements to deliver the project
- To own, manage and maintain the proposed Langhaugh extra care housing development.
- Owners of the Langhaugh site in Galashiels.

Responsibilities:

- To develop the Langhaugh site in Galashiels in accordance with the intended agreed brief, within a mutually agreed timescale within the context of the wider Extra Care Housing Strategy.
- To share information with partners in relation to:
 - Communications protocol with partners, service providers, service commissioners, potential tenants and other stakeholders.
- To share experience of delivery of extra care housing and integration of housing and care management arrangements learned from Dovecote Court Peebles to allow the housing brief and service specification to be delivered in terms of specification, adaptations and services required.
- To work in partnership to effectively procure consultants and contractors to design and build projects
- To manage project costs and programmes via project teams
- To manage the Langhaugh project within Eildon HA's governance arrangements.

5.5 Scottish Borders Council / Integration Joint Board

- Strategic Lead for Health and Social Care work including identifying and agreeing resources for eligible personal care and housing support to individuals in their own homes.
- Specifying, commissioning and revenue funding an appropriate and sustainable continued care and support service.

- To provide funding to help facilitate this process [and to provide funding for eligible assistive technology/telecare provision where required]

5.6 Collective Role and Responsibilities

Role:

- To aim to deliver the projects identified in the Extra Care Housing Strategy to provide sustainable and long-term flexible affordable housing solutions for the benefit of existing and emerging older people within the main Scottish Borders towns and surrounding areas in contributing towards meeting identified housing and care needs.

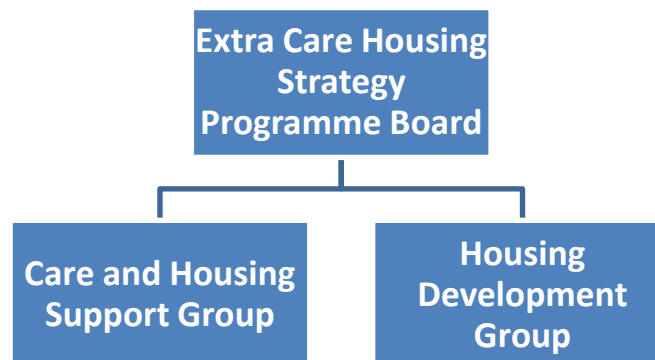
Responsibilities:

- To work within the parameters of the appended “Joint Statement of Intent”
- To act as a Programme Board that will manage and co-ordinate the delivery of projects identified in the Extra Care Housing Strategy Framework
- To form and attend Sub-Groups and Project Teams, along with stakeholder representatives for specific projects, to deliver component parts of the Extra Care Housing Strategy

6.0 PROGRAMME MANAGEMENT STRUCTURE

The programme management structure will be as set out below.

Figure 1: Governance



Extra Care Housing Strategy Framework Programme Board

The Extra Care Housing Strategy Framework Programme Board will be comprised of representatives (Senior Officers) from:

- Scottish Borders Council (Housing, Finance, Procurement and Asset & Infrastructure)
- Scottish Government – More Homes Division
- Trust Housing Association
- Eildon Housing Association
- Scottish Borders IJB's Commissioning and Implementation Delivery Group

The Programme Board will be chaired by the Council's Strategic Housing

The Board's responsibilities will be to deliver the strategy and have overarching control and monitoring of the delivery of the Extra Care Housing Strategy Framework.

Members of the Extra Care Housing Strategy Framework Programme Board will require the authority to make decisions on behalf of the organisation that they represent and will report back to their governing bodies with recommendations and timeously seek approvals when required.

The Care and Housing Support Group and the site specific Development Groups and subsequently established sub-groups will report to the Extra Care Housing Strategy Framework Programme Board.

The Extra Care Housing Strategy Framework Programme Board will be responsible for establishing sub-groups.

Eildon HA and Trust HA will also provide quarterly update reports to the long established Quarterly Programming Meetings which link monitoring of Strategic Housing Investment Plan project delivery and Strategic Local Programme Agreement programming decisions.

Care and Housing Support Group

The Care and Housing Support Group will be comprised of representatives (officers) from:

- Scottish Borders Council
- Commissioned care service provider[s]
- Eildon Housing Association
- Trust Housing Association
- SBC's Procurement
- Scottish Borders IJB – Transformation and Re-design Steering Group

Lead organisation for this Group will be Scottish Borders IJB [Health & Social Care]

The Care and Housing Support Group will be chaired by Scottish Borders IJB [Social Care]

The Care and Housing Support Group is an operational level group with responsibilities to deal with "people part" of project including tenant / stakeholder communication, providing information to enable the construction brief to be fully developed and link to service commissioning for the future revenue funding packages.

Members of the Care and Housing Support Group will develop and cost appropriate care and support models and packages to deliver the care and support service required by the Extra Care Housing Strategy and will require the authority to make decisions on behalf of the organisation that they represent and will report back to the Extra Care Housing Strategy Programme Board with recommendations and timeously seek approvals when required.

Development Group

The Development Group will be comprised of officer representatives from:

- Scottish Borders Council (Housing)
- Eildon Housing Association (Development)
- Trust Housing Association (Development)
- SBC's Estates
- Scottish Government – More Homes Division will attend on an ad hoc basis
- Scottish Borders IJB [Social Work] may attend on an ad hoc basis

Lead organisations for this Group will be EHA and Trust HA

The Development Group will be chaired by an SBC nominee and co-chaired by Trust and Eildon Housing Associations.

The Development Group[s] is a joint operational level group with responsibilities to deal with the design and construction part for all the development projects including the assumption that assistive technology is maximised where possible.

Members of the Development Group will require the authority to make decisions on behalf of the organisation that they represent and will report back to the Extra Care Housing Strategy Programme Board with recommendations and timeously seek approvals when required.

7.0 COMMUNICATION AND PUBLIC RELATIONS

Partners will develop a communications and public relations protocol that will set out the roles and responsibility of partners, its scope in terms of what information people will be consulted and how this will be coordinated and managed.

8.0 STATEMENT OF INTENT

We will operate in an open and honest manner to ensure the delivery of high quality affordable homes to meet the objectives of the Extra Care Housing Strategy.

We will engage with tenants, service users and the wider community at both a strategic and local level in ways that maximise their contribution.

OBJECTIVES

Communication

- To communicate clearly and concisely with all parties timeously.
- To deal openly, fairly and frankly with each other in an atmosphere of mutual co-operation, respect and trust.
- To exchange all relevant information to ensure delivery of the Strategy.

Code of Conduct

- To conduct business with honesty and integrity.
- To avoid or openly identify potential or actual conflicts of interest.
- To respect the confidentiality of information and knowledge entrusted by each party.
- To collaborate and co-ordinate announcements or communication on matters of mutual interest to the press or media.

Delivery

- To work together harmoniously and co-operate in the development of projects within the Extra Care Housing Strategy.
- To optimise the use of each party's resources to deliver the Extra Care Housing Strategy in a professional and effective manner.
- To consider methods of procurement that may work to benefit all parties.

Signed on behalf of:

Scottish Borders Council

Scottish Government – More Homes Division

Eildon Housing Association

Trust Housing Association

Scottish Borders IJB

Date

Appendix 1

Membership of Project Board and Sub-Groups

Extra Care Housing Strategy Project Board [names to be confirmed]

Scottish Borders Council

Cathie Fancy (Chair)
Gerry Begg
Martin Joyce
David Robertson

Scottish Borders IJB

Elaine Torrance
Tim Patterson

Scottish Government - More Homes Division

Gordon Liddle/Alastair Dee

Eildon Housing Association

John Duncan

Trust Housing Association

Joanna Voisey/Jenny Wallace

Care and Housing Support Group

Scottish Borders Council/IJB

Murray Leys - [lead person and chair]

Scottish Government - More Homes Division

As required

Eildon Housing Association

Amanda Miller

Trust Housing Association

Jenny Wallace

Development Group(s)

Scottish Borders Council

Gerry Begg (Chair)
Kirsty Robb
Neil Hastie

Scottish Government - More Homes Division

As required

Eildon Housing Association

John Duncan/Ronnie Dumma (lead person and joint co-chair)

Trust Housing Association

Joanna Voisey (lead person and joint co-chair)

APPENDIX 2

PROJECT PLAN

	Financial Year					
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
TODLAW, DUNS						
SBC Brief						
SBC feasibility outcome approval						
SBC design approval						
Cost Plan submission/approval						
SBC detailed design approval						
Tender submission/approval						
Site Start						
Completion						
LANGHAUGH, GALASHIELS						
SBC/EHA confirm site						
Cost Plan submission/approval						
Tender approval						
Site Start						
Completion						

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STRATEGIC HOUSING SERVICES

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